

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 26, 1973, in the Council Chamber at approximately 2:00 P.M.

PRESENT: Mayor Phillips
Alderman Bowers, Gibson, Harcourt,
Hardwick, Linnell, Marzari,
Massey, Pendakur, Rankin
and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Reverend D.L. Campbell, Civic Chaplain.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting, including the 'In Camera' portion, of June 19, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND DEPARTMENTAL REPORTS

Lane Pavement by Petition: North of Charles,
West of LeRoi Street (Project 47, Schedule 419)

Consideration was given to departmental report under date of June 22, 1973, submitted by the City Engineer, advising of the result of a ballot submitted to affected property owners in respect of a sufficiently signed petition formally received and presented to a Court of Revision in regard to pavement of the lane North of Charles Street, from Nootka Street to Le Roi Street and the lane West of Le Roi Street from Parker Street to the lane North of Charles Street. It is pointed out that out of 34 affected property owners, 61.77% of all owners returned favourable ballots. The petition initially in order to be submitted to the Court of Revision had received two-thirds of the owners affected.

Mr. M. A. Bubl  appeared in support of the work and submitted a brief dated June 26, 1973.

MOVED by Ald. Pendakur,
THAT this Local Improvement project be approved, and the work proceeded with.

- CARRIED UNANIMOUSLY

DELEGATIONS AND SPECIAL COMMITTEE REPORT

A. Joint report of Special Committee
on Burrard Inlet Waterfront and
Standing Committee on Civic
Development, June 14, 1973

The Council considered this report which contained clauses identified as follows:

- Cl. 1: Guidelines for Interim Development
- Cl. 2: Delegations on Waterfront Development
- Cl. 3: Communications re Four Seasons Development
- Cl. 4: Next joint meeting

Clause 1

The Council noted the recommendation from the joint meeting "that the guidelines for Interim Development of the City centre development (Thurlow Street to Richards Street), as detailed in Clause 1 E of this report, be adopted".

The proposed guidelines are quoted hereunder:

(i) General Access to the Waterfront

Provisions must be made in all of the developments to enable the continuity of walkways though at different levels throughout the entire area from Stanley Park to 2nd Narrows Bridge.

(ii) Access to Development

All development to provide for public vehicular and pedestrian access in such a way that continuity would exist and vehicular traffic generation is kept to a minimum.

(iii) Visual Access and Perception

There shall be no obstructions to the view of the waterfront from the existing streets and street levels. Continuity may be provided by creating new and distinct view areas within each development.

(iv) Light, Shadow and Wind

The location and size of buildings and the groupings must be such that detrimental effects on natural light penetration and shadow and creation of tunnel effects are minimized if not eliminated. Bulk and height of buildings should relate to the developed area as well as to the open waterfront. It will be the responsibility of each developer to provide the Council with a livability analysis to their proposals.

(v) Quantity of Development

In excess of 50% of the ground shall be retained as open space and not covered with buildings.

(b) Gross floor space ratio shall not exceed 4.0.

(c) Water lots are excluded in computing Floor Space Ratio.

(vi) Land use

A mixture of land uses including hotels, offices, residential and some boutique type of commercial activity would be allowed but specifically excluding large department stores type of commercial activity.

cont'd.....

DELEGATIONS AND SPECIAL COMMITTEE REPORTS (cont'd)

Joint Report:
Guidelines for Interim Development (cont'd)

(vii) Plazas and Open Spaces

All plazas and open spaces shall be considered extensions of the street system with free and inter-connected public access, but maintained by the developer. All plazas and open spaces shall be such that convenience, safety and ease of pedestrians are considered as important criteria. These should also be considered as part of a continuous pedestrian circulation system from Stanley Park to 2nd Narrows Bridge. Where changes of level occur, the transition between various levels must be attractive and functionally efficient. Sloping streets providing activity areas on the lands and terraces could be an integral part of the development.

(viii) Streets

An internal street system for circulation and distribution must be linked properly to the external. Pedestrians shall be properly protected along vehicular paths by providing physical separation between pedestrian paths and vehicular paths and creating buffer zones where necessary.

(ix) Transportation Terminus . . .

Because of unknown factors regarding the ferry service to North Vancouver and our own rapid transit system, the possibility of a transportation terminus including various buses and rapid transit in this area must be considered and development should not take place which would make it ultimately difficult for making provision for ferries and rapid transit. Buildings over the railway lines should make provision for the possibility of rapid transit lines as well as stations to be located in this area.

In connection with the interim guidelines set out above, a communication was noted from the Vancouver City Planning Commission dated June 22, 1973, setting out the Commission's views.

Mr. D. Manning appeared on behalf of the Save the Entrance to Stanley Park Committee and filed a brief dated June 26, 1973 concluding by urging the Council to proceed immediately with a comprehensive study of Vancouver's harbour with the only stipulation being that harbour land be conserved for those purposes which serve the interest of the economy and the quality of life of the people.

MOVED by Ald. Pendakur,

THAT the above quoted guidelines for interim development set out in the Special Committee's report dated June 14, 1973, and numbered 1 E (i) to (ix) inclusive, be approved in principle EXCEPT THAT item 1 E (v) of these interim guidelines re 'quantity of development', be referred back to the Special Committee for re-drafting or an additional provision in the guidelines be made. to provide for height, bulk of buildings and such related matters:

FURTHER THAT approval in principle be given to the following proposals set out in the Vancouver City Planning Commission communication dated June 22, 1973 and such proposals be appropriately included in the guidelines:

cont'd....

DELEGATIONS AND SPECIAL COMMITTEE REPORTS (cont'd)

Joint Report:

Guidelines for Interim Development (cont'd)

- "(a) Under Guideline (iv) that the factor of noise be included as a departmental fact, and that it be taken into consideration by the developer with providing Council with environmental impact analysis.
- (b) Under Guideline (vii) that the accessibility of plazas and open spaces to paraplegics in wheelchairs and others whose mobility is hampered by a handicap be considered as part of any design proposals by a developer.
- (c) Under Guideline (x) the importance of passenger shipping (cruise ships) to the City of Vancouver should be emphasized, and this fact incorporated in appropriate phrasing in this particular guideline".

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT there be no development approved in the Chilco Street to Thurlow Street area (Stanley Park, Four Seasons and Bayshore) until the guidelines for the area are dealt with by Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT in the Gastown and fringe area (Richards Street to Main Street), the Council respond to individual development applications as they arise within the existing framework during the interim period while the study is being carried out.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell

THAT the communication dated June 22, 1973, from the Vancouver City Planning Commission be received for information and the representations and brief from the delegation on behalf of the Save the Entrance to Stanley Park Committee, be received.

- CARRIED UNANIMOUSLY

(Clauses 2, 3 and 4 of the foregoing joint report were noted)

UNFINISHED BUSINESS

Zoning and Development By-law #3575
Proposed Public Use Zone

The Council further considered the following report of the Deputy Director of Planning and Civic Development, dated June 7, 1973:

" 1. BACKGROUND

On February 6, 1973, City Council IN CAMERA considered a report from the Board of Administration dated January 30, 1973 on the matter of the agreement between the City of Vancouver and the Canadian Pacific Railway regarding Langara Golf Course, and resolved as follows:

'THAT the Standing Committee on Civic Development be instructed to take the necessary action whereby the property in the aforementioned report may be classified as a "public use" zone;

cont'd....

UNFINISHED BUSINESS (cont'd)

Proposed Public Use Zone (cont'd)

FURTHER THAT the foregoing Board of Administration report be deferred in the meantime until the required report is received from the Civic Development Committee, such report to be considered by Council "In Camera". '

On April 10, 1973, City Council had before it, a motion of Aldermen Rankin and Pendakur concerning zoning covering tax-free land, and Alderman Hardwick advised that the Civic Development Committee is studying the matter of public use category for parks, schools and churches and suggested therefore, that the subject of the motion of Alderman Rankin was receiving study.

The following motion was carried unanimously:

'THAT the foregoing motion of Alderman Rankin be tabled and the Civic Development Committee be instructed, together with the Director of Planning and Civic Development, to report to Council on this subject by the end of May.'

In a letter dated April 12th, 1973, addressed to the Mayor, the United Community Services expressed concern about the intention of such a resolution as it might affect Member Agencies of United Community Services owning property presently used to serve the charitable objects of the Society. They would be particularly concerned if this were to restrict the freedom of agencies to rebuild on their properties and provide at the same time commercial use, the proceeds from which would be directed towards financing a program within the objects and purposes of the Agency concerned.

They would agree that such an Agency should have to conform to the normally established zoning for the area and should be prepared to pay taxes for the commercial use of any part of their property. They further recognize that tax-free privileges should not be accorded on property owned by an Agency but not being actively utilized by that Agency in accordance with its charitable purposes. On the other hand, it would seem unfair to impose special zoning restrictions on an Agency simply because it enjoyed tax-free benefits in recognition of the public service it performs.

They asked to be advised if this is in fact the intention of the resolution. If it is, they would appreciate the opportunity of presenting their concerns regarding it in some detail.

2. PREVIOUS PROPOSAL FOR PUBLIC USE ZONE.

In 1959, City Council expressed the intention of seeking to protect the City's interest regarding future land acquisitions and went on record as favouring the reservation of land for public purposes through what was to become known as 'Public Use' zoning.

Over an extended period, Council had considered the need to reserve land for future public use to take care of anticipated expansion of the City Hall, Provincial Offices, the General Hospital, King Edward High School and for parks in the area, generally bounded by Oak Street, 10th Avenue, Yukon Street and 13th Avenue. A 'government precinct' to accommodate these public uses was proposed.

The proposed rezoning application to Public Use zone was considered by Council at a Public Hearing on February 1st, 1960, and it was strongly opposed by the neighbouring owners who had organized themselves to form the Fairview Ratepayers Association. Also opposed were the Board of Trade, Town Planning Commission, Real Estate Exchange, Downtown Business Association, Community Planning Association and others.

UNFINISHED BUSINESS (cont'd)

Proposed Public Use Zone (cont'd)

The arguments put forward in opposition included:

- It was dezoning not rezoning and for the City's benefits.
- It would reduce property values and potentialities for sales.
- Prevented improvement to properties; maintenance would be neglected.
- Homeowners' freedom to move restricted since they could not sell (except to City).
- Rental values would drop.
- Confiscation through the back door.
- Would result in planning blight.
- Would have the effect of 'freezing' private property; City could defer purchase until price had depreciated, and could then acquire land at the reduced price, the reduction being equivalent to the loss sustained by the owners.

Briefly, the opposition came up with three alternatives:

- (1) City should expropriate now and proceed with development.
- (2) City should expropriate now and hold until ready to proceed.
- (3) City should leave it alone, then when ready to buy, pay what it is worth.

City Council denied the application to rezone to 'Public Use', and later received a report from officials as to a possible alternative, which was to adopt the Official Development Plan procedure set out in the City Charter and have funds available to acquire any affected properties that might otherwise be developed for private projects.

3. SUPREME COURT CASE - DISTRICT OF NORTH VANCOUVER, 1972

As recently as October 1972, a zoning bylaw of the District of North Vancouver was quashed in the Supreme Court of British Columbia on the grounds of illegality. The case concerned an owner who wished to subdivide certain of his land, which the District wanted for future park use. Although certain negotiations took place, no agreement as to purchase was reached. The District rezoned the property limiting its use to parks, recreation and open space.

Counsel for the owner contended that this was an attempt to block subdivision and at the same time reduce the value of the lands by causing them to be rezoned for purposes which would prevent this subdivision for single family dwellings, and that the real purpose in the rezoning of the property by the Municipal Council was to depress the market value of the property so that the Municipality could acquire the lands for park purpose at an advantageous price.

There is no doubt that the Municipality has power to rezone and the Municipality could have expropriated. Depending on the particular circumstances, a Council may exercise its power to achieve some particular object in the interest of the Municipality. It was however, ruled that the power to rezone particular property was not granted, as an aid to a Council acquiring property from individual owners at prices advantageous to the Municipality.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Proposed Public Use Zone (cont'd)

This matter has been discussed at some length with the Corporation Counsel, and although it would be in order to create a 'park zone' or 'public use zone' and list the permitted uses thereon, and apply such zoning to City-owned land, its application to privately-owned land is likely to be strongly challenged, especially in view of the recent North Vancouver Case mentioned above, unless Council has reserved sufficient funds and is willing to expropriate if called upon to do so by the owners.

4. POSSIBILITY OF PUBLIC USE ZONING FOR LAND PUBLICLY-OWNED

The Board of Parks and Public Recreation, in its submission of January 18, 1973, to the Public Hearing on rezoning in the West End, recommended there be a new zoning for 'community' or 'public' use, and that the schedule include subsections covering parks and recreation facilities, schools, churches and golf courses. The main reasons advanced were inconsistencies of zoning for different publicly-owned lands and the fact that such properties could be sold or leased and developed for a variety of uses without a public hearing.

The Municipality of North York, in the metropolitan Toronto area, has 'open space' zoning districts designated as 'Public Park Zones', 'Private Open Space Zones' and 'Semi-public Open Space Zones'. It is understood that the Municipality zoned for public use only those lands it already owned.

Having regard to some of the concerns expressed by the Park Board and the desirability of a consistent zoning for public lands, it is considered that there would be merit in introducing into the Zoning and Development Bylaw a schedule or schedules for this purpose.

FOR CONSIDERATION

If Council considers the introduction of public use zoning, as described above, has sufficient merit, it may wish to instruct the Deputy Director of Planning, and the Corporation Counsel to bring forward amendments to the Zoning and Development Bylaw for this purpose."

MOVED by Ald. Pendakur,

THAT the Director of Planning and Civic Development and the Corporation Counsel be instructed to prepare and submit to Council the necessary by-law amendments to create a public use zone and the matter be given a high priority.

- CARRIED UNANIMOUSLY

Christ Church Cathedral Development

At the meeting on May 1st, 1973, the Council deferred the following motion for consideration at this time and also recorded favour of considering the principle of the sale of development rights:

"MOVED by Ald. Volrich,

THAT the Council advise the Technical Planning Board that the Council does not favour the form of development in respect of the Christ Church Cathedral, as set forth in development permit application No. 60332". (**)

In respect of development rights a communication dated June 15, 1973 from Sherman Investments Ltd., and addressed to the Planning Department was received, pointing out that the company is not interested in development of air rights.

cont'd....

UNFINISHED BUSINESS (cont'd)

Christ Church Cathedral Development (cont'd)

MOVED by Ald. Pendakur, in amendment,
THAT the following be added to the motion of Alderman
Volrich:

"FURTHER THAT the City Council apply to the Provincial
Government requesting the Christ Church Cathedral
site be declared an historic site and the City
proceed immediately to acquire the site".

(split)
(see below)

It was requested the amendment be split and therefore it was
dealt with as follows:

MOVED by Ald. Pendakur,
THAT the following be added to the motion of Alderman
Volrich:

"FURTHER THAT the City Council apply to the Provincial
Government requesting the Christ Church Cathedral
site be declared an historic site."

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick,
Rankin and Volrich voted against the motion)

This part of the amendment having failed it was not con-
sidered necessary to submit the second part of the amendment
dealing with acquisition.

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(**) Further consideration was given to the motion of Alderman
Volrich, which was put and CARRIED.

(Aldermen Bowers, Massey and Pendakur voted
against the motion)

At this point a short recess was observed.

PRESENTATIONS

Freedom of the City: Harold Winch
Halford D. Wilson

The Mayor presented a Scroll, Medallion and Parking Exemption
Plaque to Mr. Harold Winch, former Member of Parliament and to
former Alderman Halford D. Wilson, in respect of the honour
conferred upon them by the Council of the Freedom of the City
of Vancouver.

Both Mr. Winch and Mr. Wilson responded in appreciation.

The Council then was recessed for a reception in honour of
the Freeman.

The Council reconvened at approximately 4:20 p.m., in the
Council Chamber, with the same members present.

COMMUNICATIONS OR PETITIONS

1. Civic Chaplain:
July, August and September

MOVED by Ald. Hardwick,

THAT, pursuant to recommendation of the Mayor, Rabbi Harold L. Rubens of Temple Sholom - Reform be appointed Civic Chaplain for the quarter commencing July, 1973.

- CARRIED UNANIMOUSLY

2. Purchase of Balance of Langara
Lands for Park Purposes

The Council noted a resolution from the Park Board by letter dated June 19, 1973, requesting the Council to negotiate the purchase of 66.1 acres of C.P.R. land for public park purposes, and if necessary consider a plebiscite.

MOVED by Ald. Hardwick,

THAT this communication be received and the Park Board informed the Council is awaiting a report from its Planning Department, to be submitted through the Standing Committee on Civic Development, on alternatives for the use of this particular land and when such report is received, the Park Board communication will be considered further.

- CARRIED UNANIMOUSLY

3. Strata Plan: "Ravenwood"
1775 West 11th Avenue

The Council considered a communication from McElhanney Associates requesting the City's approval to Strata plan for "Ravenwood" at 1775 West 11th Avenue.

MOVED by Ald. Hardwick,

THAT this application of McElhanney Associates, under the Strata Titles Act, be approved, subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

- B. BOARD OF ADMINISTRATION
GENERAL REPORT, June 22, 1973

FINANCE MATTERS

The Council considered this report which contained clauses 1 to 7 identified as follows:

- Cl. 1: Library Board: Relocation of Mount Pleasant
Branch Library
- Cl. 2: Changes to Schedule of Rental Rates:
Queen Elizabeth Theatre and Playhouse
- Cl. 3: Complimentary Tickets: Young Voyageur Groups
- Cl. 4: Granville Grange: Request for Lease
- Cl. 5: Police Motorcycle Drill Team: Seafair Parade
- Cl. 6: U.B.C.M. Convention
- Cl. 7: Grant Request: 34th Finnish Canadian Festival

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Pendakur,

THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Clause 3

A request was received from John Oliver and Eric Hamber Secondary Schools for complimentary tickets for approximately forty-five persons in each case, for the Queen Elizabeth Conservatory, Planetarium, Aquarium and Museum. The schools are hosting Young Voyageur groups from Quebec and Ontario.

MOVED by Ald. Hardwick,

THAT these requests be approved and the organizations responsible for providing the tickets be asked to consider applying the children and/or student rate.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT governing bodies of the aforementioned entertainments be granted a sufficient sum of money whereby requests for tickets from groups as mentioned above may be taken care of directly by these organizations.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

Clause 4

MOVED by Ald. Hardwick,

THAT the request of the Granville Grange group for the opportunity to appear before Council as a delegation on this matter, be approved.

- CARRIED UNANIMOUSLY

Clause 5

The Council considered a resolution from the Board of Police Commissioners asking the Council authorize the Police Motorcycle Drill Team travel to Seattle to participate in the Seafair parade July 28, and that the sum of \$200 be approved toward the expenses.

MOVED by Ald. Pendakur,

THAT this authority be granted and approval be given to a grant of \$200 toward the expenses.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Marzari and Rankin voted against the motion)

Regular Council, June 26, 1973 11

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)
FINANCE MATTERS (cont'd)

Clause 6

MOVED by Ald. Linnell,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Clause 7

The Council noted a request from the Finnish Canadian Grand Festival for a grant toward the rental for premises at the University of B.C. (estimated at \$3,000) in connection with the organization's Grand Festival to be held in Vancouver June 29 to July 2, 1973.

MOVED by Ald. Hardwick,
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report which contained seven clauses identified as follows:

- Cl. 1: Acquisition for Replotting Purposes
S/E corner Nanaimo and CPR Right-of-Way
- Cl. 2: Demolitions
- Cl. 3: Acquisition for Britannia Community
Services Centre: 1471 William Street
- Cl. 4: Acquisition for Britannia Community
Services Centre: 1483 Parker Street
- Cl. 5: Acquisition for Arbutus-Burrard Connector
- Cl. 6: Sale and Resubdivision: City owned
Property E/S Marshall Street, betw. 19th
and 20th Avenues
- Cl. 7: Vesting Order: 1987 West 7th Avenue

MOVED by Ald. Pendakur,
THAT the recommendations of the Supervisor of Property and Insurance and the Board of Administration contained in Clauses 1, and 3 to 7 inclusive of this report, be approved; and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY

C. DEPARTMENTAL
General Report, June 22, 1973

WORKS AND UTILITY MATTERS

The Council considered this report which contains two clauses as follows:

- Cl. 1: Temporary Closure of Gastown Streets
- Cl. 2: Lane Pavements by Petition: Project 47.
Schedule 419

MOVED by Ald. Linnell,
THAT the recommendation of the City Engineer contained in Clause 1 of this report be approved.

- CARRIED UNANIMOUSLY

(For Council action in respect of Clause 2 see page 1 of these Minutes)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Departmental Report (cont'd)

SOCIAL SERVICE & HEALTH MATTERS

MOVED by Ald. Hardwick,
THAT, in connection with this report on an Illegal Suite:
Hardship Application, the delegation request from certain
residents in the 1900 block West 36th Avenue, be approved.

- CARRIED UNANIMOUSLY

BUILDING & PLANNING MATTERS

The Council noted the Building Inspector's report in regard
to repair of fire damaged building at 301-305 Main Street from
which the following is extracted:

"The owner wished to refurbish the building but I
refused permission since the cost of the work is
in excess of the assessed value. The owner now
wishes to remove the top floor and repair the re-
mainder of the building. The work will be in
excess of the assessed value, but I would not object
if Council approves of the revised proposal, subject
to compliance with City By-laws in all other respects".

MOVED by Ald. Hardwick,
THAT the revised proposal of removing the top floor and
repairing the remainder of the building be approved, subject
to compliance with City By-laws in all other respects.

(tabled)

MOVED by Ald. Bowers,
THAT this matter be tabled for one week to allow the Council
an opportunity of viewing the property and to receive a further
report from the Department on details of occupancy as proposed.

- CARRIED UNANIMOUSLY

LICENSES & CLAIMS MATTERS

The Council considered this report dated June 22, 1973.
submitted by the Director of Permits and Licenses as a result
of a complaint from Fulano Imports Limited, #4 Powell Street,
in regard to activities of a mobile retail dealer operating
in the vicinity of the complainant's business premises and
offering similar products for sale. The report sets out
investigations made of the matter and the fact that there is
no provision in the present by-law to prohibit the practice
on which the complaint is made.

MOVED by Ald. Linnell,
THAT the Corporation Counsel be instructed to prepare an
appropriate amendment to the License By-law to prohibit carts
or other such means from being placed in front of business
property for the purpose of selling wares similar to those
sold within that business premise.

- LOST

(Alderman Bowers, Harcourt. Marzari. Massey, Pendakur,
Volrich and the Mayor voted against the motion)

(No further action was taken)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Strata Titles Applications

The Board of Administration, under date of June 22, 1973, submitted for Council consideration a set of regulations and procedures to be followed before an application under the Strata Titles Act may be approved, having reference to both new buildings completed or under construction, specifically for the purpose of condominium, or conversion of existing buildings to condominium use.

After considering the details of the Board of Administration report, action was taken as follows:

I. Regulations Common to both Types of Buildings (New and Conversions)

MOVED by Ald. Harcourt,
THAT the following be approved:

1. Applications for approval of all Strata Title plans shall be made to the Director of Planning. All documents required by the City shall be submitted to the Director of Planning.
2. Applications shall be accompanied by a prospectus which shall outline to potential purchasers,
 - (a) the true interest on any financing
 - (b) any bonusing of financing
 - (c) details of a management contract and monthly servicing
 - (d) taxes and all other costs

The prospectus shall also contain provisions with regard to facilities which would normally be shared facilities under a Strata Corporation, e.g. recreation rooms, swimming pools, parking garages. If these are not to be the common property of the Corporation, it shall be so stated. This prospectus shall be reviewed by the Director of Finance and the Director of Planning and Civic Development who shall report to Council on the results of their examination.

3. The applicant shall, at his expense, be required to file a declaration by a qualified consultant such as an Architect or Engineer, who is acceptable to the City Building Inspector, that the building is of reasonable quality for the age of the building. In this regard, quality would include the state of repair, general workmanship and favourable comparison with the standards as set by Central Mortgage and Housing Corporation. The Consultant's report shall then be reviewed by the Permits and Licenses Department which will make such further comment to Council as may be required.

- CARRIED UNANIMOUSLY

II. Regulations Applicable only to Conversions

MOVED by Ald. Harcourt,
THAT the following be approved:

1. The applicant shall be required to provide evidence that he has conformed with the provision of the Landlord and Tenant Act that tenants be given 4 months written notice of the intention to convert to Strata Title and to terminate the tenancy agreement. This shall include the posting of notices in conspicuous places in the building affected, advising the tenants that the application is being made. A suitable declaration shall be supplied to the Director of Planning by the applicant advising the date the notice was given and the percent of occupancy of suites at that time.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

Regulations Applicable only
to Conversions (cont'd)

2. If, at the date of notice, the occupancy of the building had been reduced by the owner to a level substantially below the normal occupancy rate for the building, the application shall not be approved, unless the applicant can provide proof that the reduction occurred for legitimate reasons unrelated to the planned conversion.
3. In addition to I(3) (regulations common to both types), inspectional staff of the Permits and Licenses Department and Fire Wardens shall inspect the building with a view to determining the conformance with current By-laws. The final report to Council regarding the application shall contain a statement and recommendations from the Director of Permits and Licenses regarding the results of these inspections.
4. If an application is approved, a relocation service shall be provided by the City, in addition to the maximum of \$300 moving expenses now provided by the Landlord and Tenant Act, the cost of such service to be borne by the applicant through the fee structure. This service shall be confined to tenants of converted buildings who do not wish to purchase their suites and shall be designed to assist them in finding new comparable rental accommodation and to provide transportation in conducting this search, where necessary. The service shall be under the control and administration of the Director of Social Planning.
5. There shall be a charge for each application on a "dollars per suite" basis.

The fee in this regard from the applicant shall be \$50.00 per suite on the understanding that total costs will not exceed this amount and if the City's costs are less than this amount the residue will be returned to the applicant.

- CARRIED

(Aldermen Linnell, Marzari, Pendakur and Rankin
voted against the motion)

III. Prospectus

MOVED by Ald. Harcourt,

THAT WHEREAS subdivisions under the Strata Titles Act will give rise to an acceleration in sale of apartment dwellings;

AND WHEREAS many prospective owners lack experience or knowledge to assess the value of the dwelling unit, method of financing, management contracts, etc.,

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

Prospectus (cont'd)

THEREFORE BE IT RESOLVED THAT the Provincial Government be requested to amend the Strata Titles Act to require a suitable prospectus in the case of each subdivision which shall outline to potential purchasers:

- (a) the true interest on any financing
- (b) any bonusing of financing
- (c) details of a management contract and monthly servicing
- (d) taxes and all other costs
- (e) details with respect to shared facilities

FURTHER THAT the Union of B.C. Municipalities be furnished with a copy of this resolution for consideration.

- CARRIED UNANIMOUSLY

IV. Consultants

MOVED by Ald. Rankin,

THAT, in respect of regulations common to both types of buildings, the Board of Administration be requested to report back to Council within two months on the advisability of using City staff rather than consultants in connection with the matter "that the building is of reasonable quality for the age of the building", as referred to in I(3) (Regulations common to both types of buildings)

- CARRIED UNANIMOUSLY

V. Hearings

MOVED by Ald. Volrich,

THAT the Board of Administration be requested to report on a suggested procedure to apply, similar to the present Local Improvement Procedures, prior to any decision being made on a conversion.

- CARRIED UNANIMOUSLY

VI. Hardship Cases

MOVED by Ald. Bowers,

THAT the Board of Administration be requested to report on the proposal that if it would prove a hardship for a long term tenant to be required to purchase his unit, it be required that such tenant be permitted to continue renting his suite indefinitely.

- CARRIED UNANIMOUSLY

VII. Relocation Service

MOVED by Ald. Harcourt,

THAT the Director of Social Planning be instructed to report to Council on the details of a Relocation Service as soon as possible after the first Strata conversion is approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

VIII. Information Booklet

MOVED by Ald. Harcourt,

THAT the following proposal be deferred pending report from the Corporation Counsel after giving the matter further consideration:

- CARRIED UNANIMOUSLY

"The Director of Social Planning be authorized to prepare 10,000 copies of an Information Booklet at an estimated cost of \$1,500; funds to be provided from the POSER Account on the understanding that Federal cost-sharing will be sought".

IX. Moratorium

MOVED by Ald. Linnell,

THAT a moratorium of one year be placed on approval of Strata plans for apartment conversion.

- CARRIED

(Alderman Bowers, Harcourt, Massey and the Mayor voted against the motion)

The Council recessed at approximately 5:30 p.m.
to reconvene in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

'FIND' Project (L.I.P.)

Representatives of the following organizations appeared before Council in support of the LIP 'FIND' project which Council approved on a priority 'one' basis for submission to the Federal Government to obtain an extension of the project:

- (a) Grandview Community Centre Elderly Citizens Program
(Mrs. Dorothy Darville)
- (b) Project 'FIND' - Elder Citizen Worker - Riley Park
(Mrs. Ruth Riedlinger)
- (c) Douglas Park Community Centre Elderly Citizens Program
(Mr. Bill Bates)
- (d) Project 'FIND' - Elder Citizen Worker - Grandview
Community Centre (Ms. Terry Horse-Man).

A brief was filed by the Program Organizer for the Ill, Aged and Handicapped, Board of Parks and Public Recreation, requesting the project be continued on a permanent basis, and further brief was filed by the Elder Citizens of Vancouver's Board of Parks and Recreation Community Centres asking City funding until the senior governments re-institute financing arrangements.

MOVED by Ald. Hardwick,

THAT the City Council urge upon the Federal Government to re-institute L.I.P. Project X-1183 'FIND' in the sum of \$94,300 in order to keep the program in operation from June 15th to November 30th, 1973;

FURTHER THAT the Director of Social Planning and the Park Board be requested to jointly report to Council at its next meeting, details of use of the project at the various community centres, etc., and advise of the areas in which it is recommended the Council participate by making funds available through the Park Board;

FURTHER THAT the joint report include information as a result of investigating the possibility of Provincial funding.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

False Creek: Progress Report

Alderman Hardwick, Chairman of the False Creek Special Committee, together with Mr. D. Hickley, Assistant Director - Civic Development, gave a report explanation to Council with respect to False Creek referring particularly to a report entitled 'False Creek (Policies and Actions)' dated June, 1973.

In this regard, the Special Committee re False Creek submitted a report dated June 26, 1973, with various recommendations.

MOVED by Ald. Hardwick,

THAT these reports be deferred for early consideration of Council at its next meeting.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

THAT authority be granted for distribution of the False Creek Report, Policies and Actions, dated June, 1973.

- CARRIED UNANIMOUSLY

- - - - -
During consideration of the foregoing matter, a short recess was observed.

- - - - -
BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Alterations and Additions:
517 Hamilton Street

The Board of Administration under date of June 21, 1973, submitted the following report:

"The Director of Welfare and Rehabilitation reports as follows:

'On April 30, 1973, City Council adopted a report which related to, among other items, an emergency created by a flooding incident at 517 Hamilton Street, the location of the Department's Single Men's Unit.

In that report, Council approved the expenditure of funds necessary to move the Single Men's Unit to Pacific Hostel as a temporary housing arrangement and also approved the expenditure of funds required to relocate Single Men's Unit from Pacific Hostel back to 517 Hamilton Street when the offices at 517 Hamilton Street are ready for occupancy.

As a result of the water damage, the offices are being repaired by the Building Maintenance Division of the Department of Permits and Licenses. In addition to the repairs, I am hereby recommending to Council that several minor alterations and additions be completed in the building while the opportunity exists to complete the work before the staff returns. The building will be ready for occupancy on July 1, 1973.

The Assistant Director - Construction and Maintenance and the Administrative Analyst concur with these recommendations. The additional items to be included during the renovations include:

- 1) Relocate the Telex machine to an area which has become available with the move of Rehabilitation Staff to 402 Pender Street;
- 2) Provision of notice boards at various locations throughout the building to facilitate notice posting etc.;
- 3) and the Relocation of an existing telephone exchange cabinet to allow for more efficient use of available space.

COSTS:

Estimates of costs to provide the foregoing alterations and additions have been provided by the Construction and Maintenance Division as follows:

	1973 Costs
1) Relocate existing Telex machine	250.00
2) 13 Notice Boards, various sizes	700.00
3) Relocate existing telephone exchange cabinet	350.00
Total non-recurring cost	<u>\$1300.00</u>

PROVISION OF FUNDS

The Comptroller of Accounts advises that since no funds were provided in the departmental budget to complete these alterations and additions, they will, of necessity, have to be provided from the contingency reserve.

SUMMARY RECOMMENDATIONS:

IT IS RECOMMENDED therefore, that:

- 1) The Construction and Maintenance Division of the Department of Permits and Licenses be authorized to do the aforementioned alterations and additions at 517 Hamilton Street.
- 2) Funds estimated at \$1,300.00 to be provided from Contingency Reserve.'

Your Board RECOMMENDS that the recommendations of the Director of Welfare and Rehabilitation be adopted."

MOVED by Ald. Rankin,

THAT the recommendations of the Director of Welfare and Rehabilitation and the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Standing Committee
on Housing, June 12, 1973

The Council considered this report which contains clauses identified as follows:

- Cl. 1: Proposed Senior Citizens' Housing Development
Fourth Avenue and Wallace Street
 - (a) A Report from the City Engineer and the Deputy
Director of Planning on Road Requirements
 - (b) Oral Report from the Director of Housing, G.V.R.D.
on Meeting with Point Grey Homeowners Association

Cl. 2: Property Leasing Sub-Committee - Progress Report

Action was taken as follows:

Clause 1(a)

MOVED by Ald. Pendakur,
THAT the Greater Vancouver Regional District be advised as follows:

- (i) the Council does not favour a medium density nine-storey development and that the maximum height of buildings be limited to that permitted under the RM-3A Zoning Schedule
- (ii) that the Council would not look favourably on any development with a FSR over 1.0.

- CARRIED UNANIMOUSLY

Clause 1(b)

MOVED by Ald. Harcourt,
THAT Clause 1(b) be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt,
THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on
Social Services, June 13, 1973

MOVED by Ald. Rankin,
THAT the report of the Committee with respect to the New Landlord Tenant Act and the functions of the Vancouver Rental Accommodation Grievance Board be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on
Civic Development, June 14, 1973

The Council considered this report containing clauses identified as follows:

- Cl. 1: Granville Street Mall
- Cl. 2: Downtown Development
- Cl. 3: Options for Vancouver's Future: Six Steps for
Decisions about City Development Outside the Downtown

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development (continued)

Action was taken as follows:

Clause 1

MOVED by Ald. Hardwick,

THAT the recommendation be approved after rewording the recommendation to read as follows:

"RECOMMENDS that Council confirm the establishment of Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and other mall developments in the Downtown area."

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Hardwick,

THAT Clauses 2 and 3 of the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on
Finance and Administration
June 14, 1973

MOVED by Ald. Bowers,

THAT the report of the Committee with respect to review of City Departments: Fire Department, be received for information.

- CARRIED UNANIMOUSLY

J. Joint Report of Standing Committees
on Civic and Community Development
June 14, 1973

MOVED by Ald. Volrich,

THAT the joint report of the Committees with respect to Local Area Planning be received for information after changing the resolution to read as follows:

"RESOLVED that the report of the Deputy Director of Planning dated June 4, 1973, be received and the officials concerned including the Director of Social Planning, be directed to report again at their earliest convenience with a fresh proposal, having in mind the discussions which took place at this meeting and to bring a recommendation as to a specific area for an initial area for local planning."

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on
Community Development, June 14, 1973

MOVED by Ald. Volrich,

THAT the report of the Committee with respect to Sites C and D, Strathcona, be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L. North Service District Centre:
S/E Corner Grant Street and
Commercial Drive

The Board of Administration under date of June 25, 1973, submitted the following report:

"The Supervisor of Property and Insurance reports as follows:-

'On October 13, 1972, the City Council adopted the Recommendation of the Board of Administration and authorized the Property and Insurance Office to negotiate with the owner, Mr. Frank Ciccone, and Mr. Guidi Digiacinto of the premises at the above location to rent approximately 20,800 square feet thereof at a rental of \$3.75 per square foot, plus a tax escalation clause with 1974 as the base year, for a term certain of five years, plus an option to renew for a further five-year term at the same rental.

The negotiations were carried on with a Mr. Frank Ciccone who agreed to the above terms. Finalization of the lease arrangements were left in abeyance pending the completion of the building, which at the time of negotiations, was under construction. Subsequently, Mr. Ciccone arranged for Mr. Guido Digiacinto to join him as a partner in the venture and finally Mr. Ciccone disposed of his interests in the property to Mr. Digiacinto and the draft lease was prepared showing the latter's Company, Digiacinto Enterprises Ltd., as lessor. There is reason to believe that Mr. Digiacinto was aware of the prior arrangements made by Mr. Ciccone with the City at the time he acquired his partner's interest and that the financing of the project was accomplished by virtue of the projected lease of the bulk of the premises to the City on the basis of these arrangements.

The draft was presented to the agent and the Solicitor of the Company in the terms originally negotiated with Mr. Ciccone and they advise that their principal is unwilling to fix the rental at \$3.75 for the full ten-year period and would like it to be subject to review for the second five-year term. As an alternative, they have suggested that the term be set for a five-year period without reference to any option for renewal and have asked that their request be submitted to City Council for consideration.

The building is very close to completion and it is expected that the City can take possession of the agreed-upon areas on or about July 1st, 1973. At this late date, it is your officials' opinion that the terms, as originally agreed upon, should be confirmed.

- The building is being completed by the subsequent owners, at their initial cost, to the City's specifications. To request a change in the rental term does not seem equitable -- particularly since the commitment by the City, as the major tenant, permitted the financing of the structure.

In view of the foregoing, it is

RECOMMENDED

That the original term and conditions be maintained.'

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted."

MOVED by Ald. Linnell,

THAT the recommendation of the Supervisor of Property and Insurance and the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

M. Report of Standing Committee on
Social Services, June 14, 1973

The Council considered this report containing clauses identified as follows:

- Cl. 1: New North Service Area Office, Commercial and Grant Streets for Health, Welfare & Rehabilitation, Probation
- Cl. 2: Possible Development of the Ground Floors and Basements of the Central & Oliver Rooms, for a City-owned Public Bathing Facility, Community Recreation Centre and Public Restaurant to Service the Needs of the Downtown East Side Community
- Cl. 3: Enforcement of Liquor Control Regulations in Gastown-Skid Road Area Beer Parlours

Action was taken as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the Committee's recommendations contained in Clause 1 be approved.

- CARRIED

(Alderman Marzari voted in the negative)

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT Clauses 2 and 3 of the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

N. U.B.C.M. Resolutions

- (a) Undergrounding of
Transmission Lines
- (b) Ambulance Service

The Board of Administration, under date of June 25, 1973, submitted the following report:

" The final date for acceptance of proposed resolutions for the forthcoming annual Convention of the U.B.C.M. is Friday, June 29.

Yours Board RECOMMENDS

That Council submit the following two resolutions for consideration at the U.B.C.M. Convention; no brief outlining reasons for submission of the resolutions is included since the recital clauses seem to be fully explanatory:

1. Power and Telephone Line
Beautification Fund Act

WHEREAS in 1972 the Legislature enacted the Power and Telephone Line Beautification Fund Act providing for the sharing of the cost of underground installation of power, telephone and other overhead transmission lines as between a municipality, British Columbia Hydro and Power Authority and the Government of the Province;

AND WHEREAS the Act makes no provisions with respect to conferring any powers of access to private property by a municipality which might be undertaking the work or conferring such additional powers as may be necessary to effectively execute the work on private property;

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

U.B.C.M. Resolutions (continued)

THEREFORE BE IT RESOLVED that the Government of the Province be requested to enact appropriate legislation conferring on municipalities the necessary powers to enable an underground project to be executed to completion on both public and private property where such an undertaking has been given the necessary funding approval under the Act.

2. Ambulance Service

WHEREAS ambulance service is an essential part of hospital services;

AND WHEREAS present ambulance costs are such that an undue and onerous strain is placed on people with low restricted incomes;

AND WHEREAS the provision of an ambulance service places an added financial burden on municipalities;

AND WHEREAS the B.C. Hospital Insurance Service is conducting a study into Ambulance Services:

THEREFORE BE IT RESOLVED that the Government of the Province of British Columbia be urged to amend the Hospital Insurance Act to make provision for ambulance services under the British Columbia Hospital Insurance Service. "

MOVED by Ald. Linnell,

THAT the foregoing recommendation of the Board of Administration be approved, and therefore, the two resolutions be submitted for consideration at the forthcoming U.B.C.M. Convention.

- CARRIED UNANIMOUSLY

O. Britannia Community Services Centre:
Vacant Possession of Certain Properties
Cotton Drive and William Street

The Board of Administration under date of June 14, 1973, submitted the following report:

"The Supervisor of Property & Insurance reports as follows:

'On February 6, 1973, City Council approved the expropriation of 5 properties in Block 38, D.L. 264A required for the Britannia Community Services Centre Project, and the appointment of Mr. R. S. Thorpe as the City's nominee to the Board of Arbitration to be constituted to determine due compensation to the owners. Following expropriation, settlements were reached with the owners of two of the properties.

Subsequently, on April 3, 1973, City Council authorized the Corporation Counsel to apply to the Court for Vesting Orders with respect to the three remaining properties, as follows:

Parcel C of Lots 1&2, Lot 17 & Lot 18, All in Block 38,
District Lot 264"A", Known as 1120 Cotton Drive, 1643 William St.
and 1641 William Street, respectively.

These three properties are now vested to the City and negotiations have continued with the owners without success. To date these owners have not appointed solicitors or arbitrators and they have also, to date, refused to accept temporary accommodation within the Project area, with moving costs to be borne by the City.

On May 29, 1973 City Council approved of the Vancouver School Board calling for tenders for the construction of the Britannia Community Services Centre. The tenders are to be returned by July 6, 1973. It is assumed that the contract will be awarded shortly thereafter.

The three subject properties must be cleared of buildings to enable start of construction and to assure such clearance, the Supervisor of Property & Insurance after consultation with the City Solicitor, requests that authority be given to seek "Order for Possession" of each of the subject properties and, if it becomes necessary, to move the occupants and their possessions into temporary accommodation. While it will probably not be necessary to take physical possession until about the end of July, authority is being requested now to give ample time to apply to the Court for such order. This action will not preclude further negotiations or endeavours to arrange for arbitration hearings.

cont'd.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Britannia Community Services
Centre (continued)

I am attaching copies of letters from the City Solicitor, dated May 17th, 1973, offering to move each of the three owners, at the City's expense into rent-free temporary accommodation. This offer has been repeated verbally by representatives of this office but to date none of the owners have agreed to accept. They have also refused offers of a cash advance based on the City's final offers, and without prejudice to their rights to compensation.

RECOMMENDED:

- (a) That the Corporation Counsel be authorized to apply to the Court for Orders for Possession with respect to the above properties.
- (b) That the Corporation Counsel and the Supervisor of Property & Insurance be authorized to take any necessary action with respect to the said Orders for Possession including moving the occupants and their possessions into temporary accommodation.'

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted."

Copies of the Law Department's letters
on file in the City Clerk's Office

MOVED by Ald. Pendakur

THAT the foregoing recommendation of the Supervisor of Property and Insurance and the Board of Administration, be approved.

- CARRIED UNANIMOUSLY

P. Consideration of Regional
District Matters

In connection with the Greater Vancouver Regional District meeting to be held Wednesday, June 27, 1973, there were no comments from members of Council for consideration at this time.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

SECONDED by Ald. Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes
5388 Knight Street

MOVED by Ald. Linnell,

SECONDED by Ald. Hardwick,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

West 7 feet of Lot 25, Block 2, District Lot 710, Group 1,
New Westminster District, Plan 1787

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
5388 Knight Street (continued)

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Leave of Absence:
Alderman Rankin

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,

THAT Alderman Rankin be granted leave of absence for the period July 25th to August 15th, 1973, inclusive.

- CARRIED UNANIMOUSLY


The Council adjourned at approximately 10:35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of June 26, 1973, adopted on July 3, 1973.



MAYOR



CITY CLERK

FINANCE MATTERS

RECOMMENDATION

1. Library Board - Relocation of Mount Pleasant Branch Library

The Director of Finance reports as follows:

"The Library Board request authority to move the Mount Pleasant Branch Library from its present location at 141 East Broadway to more suitable space in the Kingsgate Shopping Mall. The date of the proposed move is August 15, 1973.

The estimated cost of relocating the Mount Pleasant Branch Library and the increased operating cost are as follows:

Capital Funds

1. Carpet for public area, meeting rooms and information centre	\$ 6,050
2. Shelving, work room counters, etc.	8,550
3. Furnishings in public areas and miscellaneous equipment	4,800
4. Provincial sales tax	950
	<u>\$20,350</u>

Revenue Funds

1. Moving costs	\$ 1,400
2. Annual rental and operating costs will increase by about \$3,800 from \$38,000 to \$41,800. Part year from Aug. 15, 1973	1,425
	<u>\$ 2,825</u>

The Comptroller of Accounts advises that the capital cost of \$20,350 could be provided from the Library Capital Funds subject to the approval by Council of the necessary by-law diverting Library Capital Funds for the purpose of relocating the Mount Pleasant Branch Library.

The revenue funds of \$2,825 required for moving costs and increased operating cost could be provided from Contingency Reserve."

Your Board RECOMMENDS that

- (a) the Corporation Counsel be instructed to prepare the necessary by-law to divert \$20,350 of unspent Library Capital Funds for this purpose, and
- (b) \$2,825 be provided from Contingency Reserve to cover moving costs and increased operating costs from August 15, 1973.

2. Changes to Schedule of Rental Rates, The Queen Elizabeth Theatre and Playhouse, September 1, 1973 - August 31, 1974

The Theatre Manager reports as follows:

"In 1971 rental rates for the Theatres were increased 25% in line with wage and operating costs. To forestall any large operating deficit caused by the recent sharp increase in operating costs it is proposed that rates be increased again.

Clause No. 2 (cont'd)

The proposed schedule sets out the higher rates. While increasing the evening rates to commercial users by 20%, it makes minimal increase in the afternoon and morning rates and allows the community organizations the benefit of only a 7% (approximately) evening rate increase.

The Vancouver Civic Auditorium Board approved the new rate schedule at its meeting on March 9, 1973.

The Theatre Manager recommends ratification of the Schedule of Rental Rates as set out in the Summary of Changes and revised Schedule circulated to members of City Council to have effect from September 1, 1973 to August 31, 1974."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

CONSIDERATION

3. Complimentary Tickets - Young Voyageur Groups

The City Clerk reports as follows:

"Letters from John Oliver Secondary School and Eric Hamber Secondary School have been received at this office, requesting complimentary tickets for approximately forty-five (45) individuals each, to the Queen Elizabeth Conservatory, Planetarium, Aquarium and Museum.

Both schools are hosting Young Voyageur groups - Eric Hamber from St. Jean, Quebec; July 19 to 27 and John Oliver from St. Thomas, Ontario; July 31 to August 7.

Your Board notes that Vancouver City Council has previously dealt with similar requests as follows:

June 20/72	Canadian Young Voyageurs Group Admission to Museum, Planetarium and Aquarium	- approved
July 14/72	Young Voyageur Group - Complimentary tickets to Planetarium & Maritime Museum	- approved

The following are the rates charged the City by the above mentioned civic facilities:

Museum and Planetarium	\$1.50 for adults .50 for children (up to 16)
Aquarium	\$2.00 for adults .10 for students
Conservatory	\$.35 for adults (Teachers) .10 for students"

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of letters are circulated for Council information)

CONSIDERATION AND RECOMMENDATION

4. Granville Grange - Request for Lease of City Land and Buildings - N/W Corner of 4th Avenue and Granville St.

The Supervisor of Property and Insurance reports as follows:-

"This site comprises seven parcels of land a little under one half an acre in size, zoned Light-Industrial, which is part of the residue of lands acquired for the construction of Granville Street Bridge in 1954. A portion of the land and buildings is under the Granville Street Bridge itself.

The intent of the Supervisor of Property and Insurance had been to demolish the obsolete buildings, dedicate the necessary portion of land for the bridge right-of-way, obtain authority from the City Engineer to lease the land under the bridge for parking and sell the site as a package for new development.

The land contains one vacant lot, a shed and three poor quality buildings fronting on Granville Street which now blind-ends against the main support under the Granville Street Bridge at 4th Avenue. One of the buildings is a warehouse and is occupied by a moving company. The other two City buildings, along with a privately owned building, are rented by the Granville Grange group and used for sculpturing, painting, ceramics, graphic architectural design, machine woodworking shop, film studio, printing lab, audio-visual electronics, information retrieval, storage, exchange and library.

By letter dated March 13th, 1973, the Granville Grange group has requested a five year lease at a nominal rental for the City properties they are presently occupying at 1923, 1927 Granville Street and ultimately 1975 Granville Street, which is the warehouse now occupied by the moving company. They state they will undertake certain renovations of a maintenance and beautification nature, the extent of which will be decided in later consultation with the City of Vancouver.

By letter dated June 7th, 1973, the Planning & Civic Development office has advised that they are prepared to recommend a lease for five years subject to a one year's notice of cancellation. The one year cancellation clause to provide a safe-guard with respect to the performance of Granville Grange should Council go along with the Social Planning Department's position that the lease be provided at a nominal sum in return for certain renovations and maintenance.

The estimated market value of the lands clear of the bridge right-of-way is in the realm of \$150,000.00 and the present rental income on all of the properties contained on this site is \$7,320.00 per year. The Granville Grange people pay \$2,520.00 per year of this amount. They are presently \$740.00 in arrears to June 30th on their account.

If Council's decision is that the Granville Grange group are to take over all of the buildings and land on this site, this will require giving notice to two other tenants in the buildings who are on a monthly basis. The alteration of the existing structures might be expensive if these alterations are to conform with by-law requirements and in addition special requirements might be requested by the City Engineer to protect the bridge structure. This of course would depend upon the nature of the work that will be carried out in the buildings and the extent of the renovations."

cont'd

Clause No. 4 (cont'd)

The Director of Finance reports as follows:-

"I recommend to Council that the property not be rented to the Granville Grange group at a nominal rental but that the property be dealt with on a proper market rental basis. If Council is of the opinion that the request of Granville Grange should be considered further, then I recommend that it be done through the normal grant procedures whereby Council has the Director of Social Planning examine the request on the basis of merit and financial need for recommendation back to Council."

Your Board submits the foregoing report of the Supervisor of Property and Insurance and the Director of Finance to Council for CONSIDERATION and RECOMMENDATION.

A letter is submitted with this report from the Cultural Advisory Committee supporting the Granville Grange concept and requesting Council consideration of their request re lease of City land.

(DELEGATION REQUEST: Granville Grange)

CONSIDERATION

5. Police Motorcycle Drill Team:
Attendance at Seattle Seafair Parade, July 28, 1973

The City Clerk reports as follows:

"Under date of June 18, 1973, the Secretary of the Board of Police Commissioners advises of the following action of that Board at its meeting on June 11, 1973:

'The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair Parade to be held in Seattle on July 28th. He requested the approval of the Board for the Team to attend and asked that City Council be requested to provide \$200 to assist in deferring expenses involved.'

The Board of Police Commissioners resolved:

'THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair Parade on July 28th, 1973 and to provide the sum of \$200 toward the expenses.'

For the information of Members of Council, previous requests for this activity have been dealt with as follows:

July, 1972)		
April, 1971)		
June, 1970)	Police Motorcycle Drill Team	
July, 1968)	Seattle Seafair Parade	- \$200.00
July, 1967)		approved"

Your Board submits the foregoing for the CONSIDERATION of Council.

INFORMATION

6. 1973 Union of B.C. Municipalities Convention

The City Clerk reports as follows:

"The Executive Director of the Union of British Columbia Municipalities has officially advised that the 1973 Annual Convention of the U.B.C.M. will be held at Prince George, September 12th, 13th, and 14th.

All delegates who are elected representatives are entitled to vote; appointed officials who attend the Convention are entitled to the privilege of the floor, but may not vote.

Council is reminded that on February 20, 1973, it passed a motion authorizing all Members of Council and Commissioner Ryan to attend this year's Convention.

Resolutions are to be forwarded to the Executive Director not later than Friday, June 29th, 1973. The City Clerk's Office asked all Department Heads and Members of Council if they wished to submit proposed resolutions for consideration by Council. This office to date has received no suggested resolutions."

Your Board submits the foregoing for the INFORMATION of Council.

(Copy of the official notice of the 1973 Annual Convention of the U.B.C.M. is circulated for the information of Council.)

CONSIDERATION

7. Grant Request: 34th Finnish Canadian Grand Festival, June 29 to July 2, 1973

The City Clerk reports as follows:

"At the suggestion of the Cultural Advisory Committee, the Finnish Canadian Grand Festival has submitted a grant request with respect to their Grand Festival to be held in Vancouver June 29 to July 2, 1973. This Festival has been an annual event for the last 34 years and is being held in Vancouver for the first time this year. Canadians of Finnish origin will be attending the Festival, which will be held at the University of British Columbia and will consist of sports events, folk dancing, art exhibits, concerts, drama and social events. The anticipated attendance is approximately 1,000 people. The Festival Committee is requesting Council consideration of a grant towards the rental of the required premises at U.B.C. which are estimated to be about \$3,000. (The Cultural Advisory Committee did not consider this grant request was within its jurisdiction.)

Your Board notes that the Vancouver City Council has previously dealt with a similar request as follows:

July 13/72	Shawnigan Lake Summer School	no action"
	of Arts - Grant for B.C.	
	International Festival	

Your Board submits the foregoing for the CONSIDERATION of Council.

PROPERTY MATTERS

RECOMMENDATION

1. ACQUISITION FOR REPLOTTING PURPOSES
Lot 7A, Sub1, Block 70, D.L. 258 & 329
S.E. Corner Nanaimo Street and C.P.R.
Right-of-Way

The Supervisor of Property and Insurance reports as follows:-

"On July 29th, 1969, City Council adopted a report of the Board of Administration, Building & Planning Matters, dated July 11th, 1969, concerning the assembly of various City, Provincial and privately-owned lands located East of Gladstone Street between the C.P.R. Right-of-Way and the Fraser River to provide sites to be leased for industrial development. This scheme included the extension of Kent Avenue North between Nanaimo and Elliott Streets to allow a trunk sewer to be installed. The existing and proposed subdivisions are illustrated on Planning Department Drawings #4448-1B and #4448-2B, which are circulated.

Lot 7A, Sub 1, Block 70, D.L.'s 258 & 329, located at the S.E. corner of Nanaimo Street and the C.P.R. Right-of-Way, is the remaining privately-owned parcel to be acquired.

This property comprises a small upland lot, zoned M-2 Industrial, with a frontage of 75.8' to an average depth of approximately 16.9' for an area of approximately 1,281 sq. ft., improved with two one-storey frame buildings on piles erected in 1943 and used for boat repairs. These buildings have a floor area of 1,570 sq. ft. and hence encroach upon adjacent Crown Provincial lands lying below the High Water Mark. In addition, there are approximately 250' of floats and two step-ways.

The owners, Frederick A. Sandry and Mary Sandry, reside at 8490 Nanaimo Street on Lot 7 situated immediately North of the Right-of-Way, which property they also own. Said Lot 7 is one of several residential properties in the area bounded by Duff Street, S.E. Marine Drive, Elliott Street and Kent Avenue North, which is zoned CD-1 and is presently under consideration by the Planning Department as part of a larger study area comprising lands between S.E. Marine Drive and Kent Avenue North from Crompton Road to Boundary Road. A report regarding this larger area is pending and should be completed in two or three months. It is possible that as a result of this pending report that the aforesaid residential properties may be included in a long-range acquisition program. In the meantime, since the owners are in occupation of Lot 7, it is considered advisable to acquire Lot 7A only at this time which will enable the development South of the Right-of-Way to proceed independently.

Negotiations were first entered into with these parties in August, 1969. Initially, Mr. Sandry, who was 60 years of age at that time, wanted a 10-year lease as a condition of sale. It was considered that such condition was directly opposed to the intent to assemble for long term leasing. Further negotiations were deferred pending acquisition of other privately-owned lands which were subsequently completed in February, 1972. Following the resumption of negotiations, the question of a lease of the subject property was referred to the Director of Planning & Civic Development who advised under date of November 7th, 1972 as follows:-

Clause 1 Continued

"With respect to your letter of October 16th, 1972 re the above, I have no objection to some form of arrangement to leave Mr. Sandry's operation intact for the next approximately three years.

I would suggest, however, that the City acquire immediately his property and provide an agreement (as opposed to a lease) to carry on his present operation until July, 1975.

Such an agreement need not delay the City's undertaking to consolidate, apply for waterlots, fill land and market. In this regard I recommend that we:

1. immediately consolidate properties involved
2. apply for waterlots to extend 200-300' from the present real property
3. test the feasibility of filling and building bulkheads with the City Engineer
4. call for lease proposals in accordance with the original report approved by City Council.

If all these matters are completed prior to the expiration date of the agreement with Mr. Sandry, this could be a temporary condition of our lease to a new lessee."

The owners have now agreed to sell Lot 7A for the sum of \$15,500.00, including business disruption, as of June 30th, 1973, subject to the following conditions:-

1. The owners to enter into a lease of the area, approximately 75' x 120' in size, now covered by this business operation, which includes the subject property and portions of the abutting waterlot, for a term of 3 years and 6 months from July 1st, 1973 to December 31st, 1976, which lease is to provide that the owners may cancel at any time on 90 days' notice and that should the City wish to terminate said lease on December 31st, 1976, the owners are to receive at least 90 days' advance notice from the City. In the event that these lands are not required by the City at that time and the lessees hold over, this tenancy is to continue on a month-to-month basis subject to 90 days' notice of cancellation.
2. The lessees to pay a basic rental of \$50.00 a month for Lot 7A, plus taxes as if levied, plus also a pro-rata charge for the portion of the adjoining waterlot now occupied by the owners based on current rates charged by the North Fraser Harbour Commission.
3. The lessees to be responsible for all repairs, maintenance and operating expenses.

The above settlement price is considered to be fair and equitable.

It is noted that it will be necessary for the City to secure title to the various portions of Crown Provincial property adjacent to the upland parcels required for the future extension of Kent Avenue South as shown on Drawing 4448-1B and to obtain Head-leases of the "Possible Water Lots" shown on Drawing 4448-2B with a view to completing the proposed subdivision as indicated.

Clause 1 Continued

RECOMMENDED that,

- (a) The Supervisor of Property & Insurance be authorized to acquire Lot 7A as aforesaid for the sum of \$15,500.00, inclusive of all considerations, as of June 30th, 1973, chargeable to Code 561/2802 - Land Purchase Fund for Future Civic Purposes.
- (b) The Vendors, Frederick A. Sandry and Mary Sandry, be granted a lease of an area approximately 75' x 120' in size as aforesaid, for a term of 3 years and 6 months commencing July 1st, 1973 in accordance with conditions 1, 2 and 3 set out above, it being understood that no assignment of said lease is to be permitted.
- (c) The Supervisor of Property & Insurance to continue negotiations for the acquisition and lease of the various portions of Crown Provincial lands required to complete this assembly scheme and proposed subdivision, all survey and legal fees to be borne by the City."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

INFORMATION

2. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1637 Parker St., Lot 19, Block 23, D.L. 264A	Britannia Community Services Centre	John Bulych	\$745.00	5830/428
1999 West 7th Avenue, Lot 20, Block 286, D.L. 526	Kitsilano Senior Citizens' Housing	S. Kelly	\$995.00	565/1006
948 Cotton Dr. Lot A of 23 & 24 Blk. 23, D.L. 264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	\$662.00	5830/428
1008 McLean Drive Lot 16, Block 26, D.L. 264A	Britannia Community Services Centre	R.Shortreed	\$539.00	5830/428
1042 McLean Drive Lot 11, Block 26, D.L. 264A	Britannia Community Services Centre	John Bulych	\$750.00	5830/428

Clause 2 Continued

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

RECOMMENDATION

3. ACQUISITION FOR BRITANNIA COMMUNITY
SERVICES CENTRE
1471 William Street,
W.E. McCartney

Reference is made to the following motion passed by the City Council at its Special Meeting (Public Hearing) dated May 15, 1973.

"THAT this Council go on record as supporting the proposition of full exchange value to home owners for property acquired under threat of expropriation where the homeowners own and live in the property to be acquired;

AND FURTHER THAT the particular case of Mr. W. E. McCartney be referred to the Board of Administration for report to Council."

With regard to the latter clause, the Supervisor of Property & Insurance reports as follows:-

"Mr. Wm. E. McCartney is the owner of Sub. B East 1/4 and C of Lots 7 & 8, Block 40, D.L. 264A, known as 1471 William Street.

These premises comprise a 1 1/2 storey and basement frame dwelling, with a main floor area of approximately 787 sq.ft., erected in 1909 on a site, 45' x 66', zoned R.M.-3. This dwelling contains 5 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an oil-fired hot air furnace. Said dwelling shows considerable evidence of both internal and external deferred maintenance.

This Office had gone to considerable effort in endeavouring to settle with Mr. McCartney, including supplying his representative with numerous current listings of properties which are basically comparable. As we were still in the process of negotiating we were much surprised to learn of Mr. McCartney's appearance before Council at the Public Hearing on Rezoning on May 15, 1973.

When negotiating for the acquisition of property required for Civic purposes this Office endeavours to effect an over-all settlement with the owner of the property, which is representative of full current market value of the real estate, plus allowance for disruption and moving costs, particularly where the premises are owner-occupied.

This, I feel, meets with the intent of the Council motion of May 15, 1973 and the representative of the owner was so advised that they should be seeking alternative housing of comparable value.

They have now located another property which meets this criteria and have therefore agreed to sell their present property to the City for the sum of \$23,900.00 inclusive of all considerations as of June 15, 1973, subject to the owner retaining rent-free possession to August 15, 1973.

This price represents a fair and reasonable settlement and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

This Office has, to the moment, including the subject property, completed the acquisition of 61 of the 78 parcels required for the Britannia Project. The majority of the former owners have already acquired their own alternative accommodation. This would lead me to believe that our current approach is fair and reasonable.

Clause 3 Continued

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$23,900.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY
SERVICES CENTRE
1483 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 9, Block 25, D.L. 264A and known as 1483 Parker Street, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey frame dwelling with a main floor area of approximately 676 sq. ft., erected in 1912, and a concrete hollow block workshop of approximately 525 sq. ft., erected in 1963, all on a site 31.4' x 122', zoned RM-3. The dwelling contains 6½ rooms, 5 plumbing fixtures, has a patent shingle roof, shingle exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in below average condition for age and type.

The Britannia Community Services Centre involves the acquisition of 78 properties. The subject property represents the 62nd negotiated settlement.

Following negotiations with the owner's son, she has agreed to sell for the sum of \$26,500.00 as of June 15th, 1973, subject to the owner retaining rent-free possession until August 15th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$26,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. ACQUISITION FOR ARBUTUS-BURNARD CONNECTOR
1862 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"The above property, legally described as the E½ of Lot 11, Block 267, D.L. 526 and known as 1862 West 5th Avenue, forms part of the right-of-way of the projected Arbutus-Burrard Connector and has been offered for sale by the owner. This project is included in the 1971-1975 Capital Programme and is tentatively scheduled for development in late 1975.

Clause 5 Continued

These premises comprise a two-storey and full basement frame dwelling with a main floor area of 750 sq.ft. erected in 1910 on a site 25' x 120' zoned R.M.-3. This dwelling contains 12 rooms including two in the basement, has 7 plumbing fixtures, a natent shingle roof, siding and shingles on exterior walls, a concrete foundation and is heated by a coal stoker. This house is occupied by one family and is in average condition for age and type. The present owners are to vacate on July 31, 1973. It is proposed to rent these premises thereafter until required for the project and at such future date to demolish the dwelling when vacant.

Following negotiations with the owners they have agreed to sell for the sum of \$29,000.00 as of June 30, 1973, subject to retaining rent-free possession of these premises until July 31, 1973. This price is considered to be fair and equitable for the subject's large amount of accommodation and is representative of market price in the area.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$29,000.00 on the foregoing basis, chargeable to Code No. 146/1901 -- Arbutus Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

6. SALE AND RESUBDIVISION - CITY OWNED PROPERTY
Situated on the East Side of Marshall Street
between 19th and 20th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Lot 20, Blocks 17 and 18, D.L. 195, situated on the east side of Marshall Street between 19th and 20th Avenues, was acquired by the City by Tax Sale in 1920. This property is 33 ft. by 99 ft., zoned RS-1, One Family Dwelling District and it was reserved from sale for lane development. Abutting this lot to the north is another parcel known as Lane between Lots 17 to 20, Blocks 17 and 18, D.L. 195, which was acquired by the City by Tax Sale in 1945. This parcel is 10 ft. by 99 ft., zoned RS-1, One Family Dwelling District. The two combined lots then formed a site 43 ft. by 99 ft.

In 1956, the City Engineer opened a lane over the south 20 ft. of Lot 20 to complete a through lane system in the block, leaving a residual lot 23 ft. by 99 ft. This parcel was considered too small for individual development and has been reserved from sale. It is noted that this residual lot separates the opened lane and three privately-owned lots, known as Lots 17, 18 and 19, which front onto 19th Avenue.

The owner of Lot 19 recently made application to erect a one family dwelling on his property. Following amendment to the original plan to provide two off-street parking spaces under the front of the house, a permit was issued and construction of the dwelling has commenced.

The application to construct the new home resulted in the Planning Department reviewing the disposition of the City-owned property. Following an investigation, the Deputy Director of Planning & Civic Development has recommended that the south 20 ft. of Lot 20 be formally established for lane and that the residual City-owned property be sold for consolidation with each of Lots 17, 18 and 19. Accordingly, these property owners were contacted.

Clause 6 Continued

The owner of Lots 17 and 18 has a house straddling both lots. She has advised that she does not want lane access and she is not interested in acquiring any additional land at this time.

The owners of Lot 19 advised that they would be interested in acquiring additional land. Following discussions and after due consideration, the owners have offered to purchase the City land adjoining their Lot 19 for the sum of \$1,000.00 cash, inclusive of all costs, subject to the City lands being consolidated with their Lot 19 to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED,

- (a) That the south 20 ft. of Lot 20, Blocks 17 and 18, D.L. 195, be formally dedicated for lane purposes, the pro-rata Tax Sale cost of \$64.00 to be charged to the City Engineer's account.
- (b) That the portion of City-owned lands (33' x 23'+) abutting Lot 19, Blocks 17 and 18, D.L. 195, be sold for the sum of \$1,000.00 cash inclusive of all costs, subject to the City-owned land and Lot 19 being consolidated to form one parcel.
- (c) That the portion of City-owned lands abutting Lots 17 and 18, be dedicated for lane purposes temporarily until such time as when the owner wishes to acquire additional land (to comply with the Subdivision Control Bylaw)."

(A plan showing the existing subdivision and proposed subdivision is attached to this report).

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

7. VESTING ORDER
1987 West 7th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 5, Property Matters of February 23rd, 1973, confirmed by Council on February 27th, 1973, wherein Lot 19, Block 286, D.L. 526, known as 1987 West 7th Avenue, was expropriated for the Senior Citizens' Housing Project (Kitsilano).

These premises comprise a 2½ storey frame dwelling, with a main floor area of 1,023 sq. ft., and full basement, erected in 1906 on a site, 50' x 111.95', zoned RM-3. This house contains 10 rooms, has 8 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by a coal and wood furnace. Condition of this improvement, which has not been converted to multiple dwelling use, is poor. The owner is the only occupant.

Since service of a Notice of Expropriation, negotiations have continued with this owner and independent appraisals have been obtained. A final offer of \$50,000.00 inclusive of all considerations has been made based on the appraisals received.

However, no settlement has been reached and the City Solicitor has advised that a Vesting Order should be obtained in order that the City of Vancouver can obtain title to all properties required for this project. It is noted that all properties except this one have been acquired and the demolitions completed.

Clause 7 Continued

The Assistant Director of Planning & Civic Development, Community Planning Division, has estimated that this property will be required for development in three to four months. If no settlement is reached by that time, it is intended to apply to the Court for an Order of Possession in order that the dwelling can be demolished.

RECOMMENDED:

- (a) That a final settlement offer in the amount of \$50,000.00 made through the office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation and the Corporation Counsel proceed with arbitration.
- (b) That the Corporation Counsel be authorized to apply to the Court for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

662

DEPARTMENT REPORT, JUNE 22, 1973 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Temporary Closure of Gastown Streets

The City Engineer reports as follows:

"On May 15th, 1973 City Council approved a request of the Gastown Merchants Association for a succession of street closures in Gastown. These six closures, extending from May 20th to June 24th were for the purpose of creating a street market and other 'people' oriented festivities. While one closure was subsequently reduced in scope because of licencing problems and another was cancelled because of internal administration and participation problems, those that have occurred have been a success and have not engendered any undue traffic or other problems.

When considering the request on May 15th, Council was advised in a report that should the closures prove successful a further proposal would be submitted involving the closure of Powell Street for July 1st and 2nd. This request has now been received by letter dated June 7th, 1973, together with a request to extend for the remainder of the summer the Sunday closures previously approved and further to propose a more extensive arrangement on July 22nd to accommodate the Sea Festival/Gastown Grand Prix Cycle Race.

Separately these proposals are:

I. Closure of Alexander Street from Columbia Street to Carrall Street, and Water Street from Carrall Street to Abbott Street, and Carrall Street north of Maple Tree Square.

Date: Sunday and Monday, July 1st and 2nd.

Time: 9:00 a.m. to 8:00 p.m.

Activities Planned -

1. A Street Market consisting of stalls or tables situated adjacent to the curb, on both Alexander Street and Water Street.
2. Musical and dancing performances in the north foot of Carrall Street.

Comments

Transit is not affected by this closure, which is identical to the closure previously approved for May 20th and 21st, and there are no objections to the proposal from a Police Department or Traffic Engineering standpoint.

II. Closure of Alexander Street from Columbia Street to Carrall Street and the north foot of Carrall Street, for each Sunday during the period July 8th to September 30th, 1973.

On one of these Sundays, August 5th, 12 noon to 4:00 p.m., the Jamaica Caribbean Association of British Columbia will be staging an outdoor cultural show which will feature West Indian music, fashions, a costume parade and will include the attendance of the West Indian High Commissioner.

III. Closure of Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street, Carrall Street from Cordova Street to Powell/Water Street.

Con't . . .

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Date: Sunday, July 22nd
Time: 2:00 p.m. to 6:00 p.m.

Activities Planned -

Sea Festival/Gastown Grand Prix Cycle Race.

Comments

This is an international cycle race and is part of the Sea Festival programme.

Transit will be affected by this four hour closure, but Hydro will provide diesel buses to detour the area and do not feel that there will be much inconvenience to their patrons.

This event will be composed of two actual races, a Junior one of 35 to 40 bicycles and the major or Grand Prix event involving around 100 bicycles. The latter will involve 30 laps around the routing, Water Street, Abbott Street, Cordova Street, Columbia Street, and Powell Street. The applicants advise that experience shows that such races, at the outset at least, have lap gaps of 1½ to 2 minutes, which would permit pedestrian crossing as required. Further after about 10 laps, cyclists that have been lapped by the leaders will be taken out of the race, which means that as the race progresses, pedestrian access through the Gastown area will be interrupted less frequently.

The Police Department and Fire Department agree that this event can be accommodated and do not feel that there will be much of a hindrance problem from pedestrians should the need for an emergency vehicle, within the closed area, arise. The organizers will be providing marshalls along the route to assist with pedestrian control.

It is therefore RECOMMENDED that the Gastown Merchants Association be permitted to close to vehicular traffic the streets requested on the dates specified in Parts I, II and III of the above report subject to the following conditions:

1. The applicants enter into an arrangement with the Corporation Counsel indemnifying the City against any claims that may arise from holding the proposed activities.
2. The cost of temporary traffic controls be borne by the applicants.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicants.
4. That licences required by the Department of Permits and Licences be obtained prior to the closures.
5. Any food concessions to be subject to City By-laws.
6. That the Gastown Merchants Association be responsible for providing supervision to ensure that vehicular access, for those merchants requiring the same, is provided and maintained.
(Condition 6 shall not apply while the International Cycle Race on July 22nd is in progress.)

DEPARTMENTAL REPORT, June 22, 1973 (SOCIAL - 1)

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION

1. Illegal Suite: Hardship Application
1941 West 36th Avenue

The Director of Permits and Licenses reports as follows:

" A petition signed by approximately thirty-nine (39) persons has been received regarding a basement suite in the above building. The petitioners requested an opportunity to present their objections to the renewal of an application under the hardship policy when it was dealt with.

An inspection on August 20, 1971 showed that an illegal suite was present in the basement and the owner was notified to restore the use of the building to a one family dwelling. She made application under the hardship policy and on February 22, 1972, Council approved the application and enforcement action was withheld for one year. On April 11, 1973, the owner again made application under the hardship policy, stating that she is divorced and is supporting one child. The applicant is employed and if the illegal accommodation was not permitted to be used she would still receive an income of \$675.00 per month. A medical certificate was included with the application and after reviewing the situation, the Medical Health Officer has recommended that the application be approved on medical grounds.

Normally, your Committee would recommend approval in this case, but in view of the fact that there is a delegation opposing the application, the matter is referred to Council for consideration without a Committee recommendation."

(copies of relevant supporting material are circulated for information)

DELEGATION REQUEST

FOR COM. ACTION SEE PAGE(S) 663

Department Report, June 22, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Repair of Fire Damaged Building
at 301-305 Main Street

The City Building Inspector reports as follows:

"Last winter the building at 301-305 Main Street was damaged by fire. It is a three storey building consisting of a retail occupancy on the ground floor and sleeping rooms on the two upper floors. The building is of wood frame construction and is not in conformance with the present Building By-law nor the National Building Code.

The Building By-law states in sub-section 1.7.6 that a building not in conformance with the By-law may, with the permission of the Building Inspector, be repaired providing the cost of the work does not exceed the assessed value. The By-law goes on to say that Council may vary or alter the Building Inspector's decision "as may be deemed expedient." This clause has been carried over into the new By-law.

The owner wished to refurbish the building but I refused permission since the cost of the work is in excess of the assessed value. The owner now wishes to remove the top floor and repair the remainder of the building. The work will be in excess of the assessed value, but I would not object if Council approves of the revised proposal, subject to compliance with City By-laws in all other respects!"

The City Building Inspector submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION (C) 663

LICENSE & CLAIMS MATTERS

INFORMATION

1. Licensing of Street Sales

On May 30th, 1973 Fulano Imports Limited of 4 Powell Street filed a complaint with the City Council respecting the activities of a Mobile Retail Dealer operating in the vicinity of the complainant's business premises, and offering similar products for sale.

The Director of Permits and Licenses reports as follows:

"The Mobile Retail Dealer in question is a Mr. Burkitt who is the holder of a Mobile Retail Dealer's license and has a retail business at 175 Water Street. This license permits him to have a cart for selling goods on the south side of Powell Street east of Carrall Street.

Under the License By-law a Mobile Retail Dealer means a person who is licensed to sell goods, wares, merchandise or food stuffs from a vehicle at a specified location on a street, lane or other public place in the City. The conditions which must be met prior to the issuing of a Mobile Retail Dealer's License are as follows:

- (a) The applicant must hold a current retail dealer's license for a business premise within the City.
- (b) The size of the vehicle must be approved by the City Engineer, but in no case shall the vehicle be more than six feet long and three feet wide.
- (c) The location at which the vehicle will be placed must be approved by the City Engineer.
- (d) The vehicle shall not have, in total, more than four square feet of advertising.
- (e) The applicant shall produce a policy of insurance covering public liability in a form and amount satisfactory to the Corporation Counsel.

In addition to the above conditions the following are the requirements of the City Engineer when considering the location of a Mobile Retail Dealer's cart:

- (1) may not stand within an intersection, or on a street within twenty feet of a property line of an intersecting street except where specifically authorized.
- (2) may only stand, at its location, on the sidewalk or boulevard and may not stand on any portion of the vehicular travelled portion of the road.
- (3) may not stand, at the curb, in bus zones, bus stops, loading zones, passenger zones or any other zone designated for use of specified classes of vehicles.
- (4) may not stand directly in front of any doorway to any building.
- (5) may not stand so as to obstruct the vision of a show or display window of any adjacent business.
- (6) may not stand so as to obstruct the clear vision of a traffic sign or parking meter.
- (7) may not stand within five feet of a sidewalk crossing or intersecting lane.
- (8) may not stand at any location, whether authorized or not when such standing occurs in conjunction with a queue of people or works of construction or demolition.
- (9) must stand in such a position as to minimize obstruction to pedestrian traffic.

Clause 1 Cont'd

Inspections have shown that Mr. Burkitt is meeting all of the above conditions and he has again been advised of the restrictions. There have been thirty-five (35) Mobile Retail Dealer licenses issued this year and the restrictions noted above appear to be working satisfactorily.

Fulano Imports Limited are concerned that a license has been issued to permit a cart to be located in front of their business premise and selling a similar product. There is no provision under the by-law to prohibit this practice. If Council wish to prevent a cart from being located in front of a business premise which sells a similar commodity then the Corporation Counsel should be requested to prepare an appropriate amendment to the License By-law."

The report of the Director of Permits and Licenses is submitted to Council for INFORMATION.

(Copy of letter dated May 30, 1973, from FULANO IMPORTS LTD. is circulated for the information of Council.)

RECEIVED ACTION 663

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

June 12, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, June 12, 1973 at approximately 10:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Rankin

ABSENT: Alderman Massey

CLERK: M. Kinsella

1. Proposed Senior Citizens' Housing Development
Fourth Avenue and Wallace Street

RECOMMENDATION

- (a) A Report from the City Engineer and the Deputy
Director of Planning on Road Requirements

As requested at a previous meeting, the City Engineer and the Deputy Director of Planning & Civic Development submitted the following report on the road requirements in this area for consideration of the Committee:

"On May 15, 1973 Council adopted a report of the Standing Committee on Housing recommending that the City enter into negotiations with the Federal-Provincial partnership for the sale of Lot D of DL538 (west of Wallace Street between 2nd Avenue and 4th Avenue) for senior citizens' housing. The report also called for the Deputy Director of Planning to report back to the Committee on the implications of the possible road connection between Pt. Grey Road and 4th Avenue in relation to the site.

This report provides background information about the arterial street system requirements in the area and discusses alternative road schemes in relation to the housing site.

BACKGROUND

The housing site under consideration is in the general area where the western extension of Pt. Grey Road to connect to N. W. Marine Drive has been planned for many years.

The Cornwall - Pt. Grey Road - N. W. Marine Drive route has always been considered as a link in the Vancouver major grade street system. To complete the major street system in this area of the City and to provide route continuity and adequate capacity for the arterial street function, a connection is required between Pt. Grey Road and N. W. Marine Drive.

In early major street studies the Pt. Grey Road extension was proposed to swing south to 4th Avenue in the vicinity of Wallace Street to bypass the Department of National Defense (D.N.D.) Jericho Lands and then to turn north again to N. W. Marine Drive via Discovery Street.

In 1968 when the D.N.D. decided to phase out their operations at Jericho, a more direct connection of Pt. Grey Road with N. W. Marine Drive across the Jericho land was planned to provide the street system continuity, to serve as a 'divider' between park land to the north and the proposed resi-

cont'd

Clause No. 1 (cont'd)

dential development on the south 38 acres and to provide access to the park and residential lands. This roadway across the Jericho lands was a part of the March 1969 agreement with the D.N.D. for the transfer of land to the City for park purposes.

In July 1971, Council adopted a resolution whereby the City was to meet with the Federal Government to negotiate for the remaining 38 acres of the Jericho lands. However, the disposition of the 38 acres has not been resolved to date.

A number of alternative schemes for the Pt. Grey Road/N. W. Marine Drive connection are possible and are discussed in the following section. The alternatives are illustrated on the attached plan.

ALTERNATIVE CONNECTIONS

Scheme A: Direct Connection Across Jericho Lands

This scheme provides the optimum connection from a traffic standpoint with a minimum of disruption to existing property or potential subdivision of vacant land. However, this route is related to the resolution of the 38 acre question and as a result of negotiations and planning for the area it may not be an appropriate solution.

This scheme avoids the housing site in question.

Scheme B: Pt. Grey Road/4th Avenue Connection: Wallace Street Alignment

This scheme provides an adequate connection from a traffic standpoint but seriously affects the subdivision potential of vacant City land north of the housing site. It might however be possible to incorporate the portion of Wallace Street between Pt. Grey Road and Second Avenue with lands between Wallace Street and the new road to create single family lots. The extent to which this can be done is subject to consideration of underground utilities on Wallace Street.

This scheme would reduce the size of the senior citizens' housing site by approximately $\frac{1}{4}$ of an acre (less than 10% of site).

Scheme C: Pt Grey Road/4th Avenue Connection: West of Housing Site

This scheme provides an adequate connection from a traffic standpoint but also affects the subdivision potential of the vacant City land north of the housing site. Part of the street allowance for this scheme is on the 38 acres and therefore is subject to the uncertainty surrounding the eventual disposition of the 38 acres.

This scheme would not require land from the housing site but would provide a street abutting its fourth side (on the west).

The use of existing arterials such as Alma Street for the connection was considered. Although such a scheme would preserve the existing area west of Alma and form a natural division between the Kitsilano and Pt. Grey communities, such a scheme cannot be justified on the basis of not providing an adequate traffic function. Lack of capacity, route continuity and operational difficulties are inherent in such a scheme even with property acquisition.

SUMMARY

A connection is required between Pt. Grey Road and N. W. Marine Drive to complete the arterial street system and to provide route continuity in the east-west arterials.

On this basis therefore there are three alternative ways of providing an adequate scheme which result in the connection:

- (i) being approximately 1 to 2 blocks from the housing site (Scheme A);
- (ii) affecting part of the housing site (Scheme B);
- (iii) being immediately adjacent the housing site (Scheme C).

cont'd ...

Clause No. 1 (cont'd)

The question of finalizing an alignment for the connection is complicated by the uncertainty about the eventual disposition of the 38 acres of D.N.D. land.

If the Housing Committee wishes the design of the housing project to proceed without delay, the only scheme which could be recommended now would be Scheme B. The dimensions could be established and the design could proceed on the basis that the western boundary of the housing would abut either park land or possibly low density housing multiple housing as provided in the existing agreement with the Federal Government.

FOR CONSIDERATION

As the Committee has recommended meeting with local residents to ascertain reactions to the medium-rise housing proposal submitted by the Greater Vancouver Regional District on May 15, the Committee may wish to await the outcome of this action before recommending on road connections. During this time there may be further information on the City's negotiations for the 38 acres which could materially assist in finalizing the most suitable connection."

Mr. Boyes, Assistant City Engineer, Traffic & Transportation Division, spoke to the report and, with the aid of a map, illustrated the existing and proposed arterial grid street system for this area of the city. It was noted that Scheme B is the only one which would seriously affect the size of the site of the proposed Senior Citizens' housing development (by approximately $\frac{1}{2}$ acre). There was intensive discussion on the three schemes put forward in the report of the City Engineer and the Deputy Director of Planning and your Committee

RECOMMENDS that Scheme B be rejected and that planning for the development continue on this basis.

INFORMATION

- (b) Oral Report from the Director of Housing, G.V.R.D.
on Meeting with Point Grey Homeowners Association

Mr. W. E. Casson, Director of Housing, G.V.R.D., reported on a recent meeting between the Chairman, himself, the West Point Grey Homeowners Association, residents of the Jericho area and representatives of the West Point Grey United Church on the proposed Senior Citizens' housing development in the area. The meeting as a whole did not object to the development of the site for Senior Citizens' housing. Their major concern was the actual type of development and, in particular, the height of the buildings. At the end of the meeting, there was general agreement that the site was a good location for the proposed development. Mr. Casson felt that the design of the buildings should not be confined to either a three or nine storey development, but that other alternate schemes could be explored in order to produce a well designed scheme more acceptable to the residents. He further suggested that when City Council approves the sale of the land to the Province at the suggested price of \$2,000 per unit, the Province would then hire a consultant to prepare drawings of the proposed scheme. Your Committee

RESOLVED to receive the above report of the Director of Housing, G.V.R.D.

2. Property Leasing Sub-Committee -
Progress Report

Mr. P. Davies, Social Planning Department, reported that the Committee has not made too much progress with respect to hiring a consultant to examine certain properties which might be suitable for the City to lease and rehabilitate for residents of the Skid Road area. He advised that, in view of the current activities of the United Housing Foundation in buying or leasing properties in the area for management by the Association, the Property Leasing Sub-Committee consider it advisable to await the outcome of the United Housing Foundation's activities in the area before proceeding further with leasing of properties in the area by the City for rehabilitation. Your Committee

RESOLVED that the Property Leasing Sub-Committee defer indefinitely the hiring of a construction expert to examine properties in the Skid Road area for possible leasing by the City.

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REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

June 13, 1973

A meeting of the Standing Committee of Council on Social Services was held in the Council Chamber, third floor, City Hall on Wednesday, June 13, 1973 at 7:30 p.m.

PRESENT: Alderman Rankin (Chairman)

Alderman Hardwick
Alderman Marzari

CLERK: M. Kinsella

FOR INFORMATION

New Landlord Tenant Act and the Functions of the Vancouver Rental Accommodation Grievance Board.

This was the second of two meetings of your committee held to receive briefs from, and to hear the views of persons, groups, and organizations on the new Landlord Tenant Act, and the functions of the Vancouver Rental Accommodation Grievance Board.

1. Greater Vancouver Apartment Owners Association

The brief submitted by this organization made the following points:

(i) Board Appointments:

Strongly in favour of the present three member board, and recommended these members be chosen for impartiality, integrity and knowledge of human relations, rather than representing any body with special interests.

(ii) Functions of the Vancouver Rental Accommodation Grievance Board:

Provision be made in By-Law No. 4448 to allow Landloras to bring irresponsible tenants before the Board. Also there should be no expansion of the Board's services (i.e. inspectors). The legal power of the Board should be clarified with the Provincial Government.

(iii) Reasons to Vacate:

Not in favour of tenants being given reasons why they have received notice to vacate. If reasons must be given to vacate, how is the owner to protect himself from the laws of libel?

(iv) Security Deposits:

Security deposits should be 50% of one month's rent. A percentage of this amount to cover cleaning costs should be non-refundable. This would be an equitable arrangement for the long term tenant as against the transient tenant.

(v) Collective Bargaining:

Not in favour of collective bargaining, which the organization considers synonymous with rent control. The brief pointed out that rent control has been rejected in the United States as being

undesirable by creating a slow-down in much needed housing accommodation. Both the Canadian Federal and Provincial Governments have rejected rent control under present conditions.

(vi) Council's Responsibility for Housing:

The City of Vancouver, by itself, is not in a position, financially or otherwise, to provide all the rental housing required. Such housing (usually subsidized) adds to taxation costs of every taxpayer and tenant. Past methods of providing housing have proven successful and all efforts should be made to encourage the building of rental accommodation, by the private sector. Current factors deterring investment in rental units are the new Federal taxation policy, Landlord and Tenant legislation, high interest rates, high construction costs and the threat by political activists.

2. Real Estate Board of Greater Vancouver

The brief submitted by this organization made the following points:

(a) The Vancouver Rental Accommodation Grievance Board:

The Vancouver Rental Accommodation Grievance Board has amply demonstrated its usefulness and effectiveness in the settlement of differences between tenants and landlords. It should continue to perform a similar function as an Advisory Bureau as provided under Section 66 of the Landlord and Tenant Act. Amendments to the Landlord and Tenant Act be sought to promote extension of the functions or powers of the proposed Advisory Bureau.

(b) Composition of Bureau:

The Real Estate Board of Greater Vancouver considered three members adequate, although not opposed to a five members Board. Board members should not represent either landlord or tenant associations, but should be public spirited citizens of integrity and impartiality.

(c) Proposed Changes to the Landlord and Tenant Act:

(i) The Vancouver Rental Accommodation Grievance Board should be given sufficient authority to bring about binding settlement between the disputing parties thereby avoiding, wherever possible, recourse to the courts. This will be preferable to invoking the British Columbia Arbitration Act. This arbitration should be binding and it is recommended that Section 66 of the act be amended to give the Vancouver Rental Accommodation Grievance Board this power.

(ii) Not in favour of landlords being required to give reasons for evictions. The landlord wants to avoid the danger of libel or giving cause to inflammatory situations.

(iii) Not in favour of collective bargaining by tenants. In spite of some 83,500 apartments in the Greater Vancouver area in 1971, only 1,095 grievances were dealt with by the Grievance Board over a three year period.

(iv) Further restrictive legislation should be avoided in order to encourage investment in new rental accommodations. There is a serious shortage of rental accommodation and concerted and co-ordinated action by both the public and the private sectors is required.

In response to question from the Chairman, Mr. Watkinson on behalf of the Real Estate Board, stated that while the Board did not entirely favour a Regional Rental Accommodation Grievance Board, it would like to see uniformity of By-laws in the Regional District area.

3. Pacific Apartment Management Association

Following are the points contained in the brief submitted by this Organization:

1. The present Board has proved useful and effective, benefitting both tenant and landlord.
2. We feel that Board membership should be increased to five members, from three.
3. An aggrieved landlord should have access to the Board on the same basis as an aggrieved tenant. At present there is no provision for the landlord to bring a complaint to the Board.
4. Disputing parties should be given quick access to the Board while the matter in dispute is still fresh in their minds.
5. We favor security deposits of 50% of a month's rent, to meet bad debts and/or the costs of repairs or cleaning an abused suite.
6. We believe that the authority of Grievance Boards should be expanded so that their decisions are binding on both parties, thereby avoiding (in some instances) Court actions.
7. We are opposed to suggestions that landlords be required to give reasons to vacate. Generally, when a tenant is asked to vacate it is because he is a nuisance to other tenants in the building and the action is taken on the request of the other tenants. Requiring specific reason for eviction could implicate other tenants, who it is known do not want to become directly involved.
8. We are opposed to collective bargaining of rent. It can only worsen the already acute shortage of rental accommodation. All suites, even those in the same block, are different. It is neither logical or practical to introduce collective bargaining.

During questioning by the Committee, the representative of the Pacific Apartment Management Association indicated the Association is very much in favour of the Rental Accommodation Grievance Board being given wider powers. This Association would also be favourably disposed towards a Regional Rental Accommodation Grievance Board.

6. Vancouver Tenants Council

Mr. Yorke appeared before the Committee on behalf of the above Organization and reiterated the following points made by the Vancouver Tenants Council in its brief at the May 2nd, 1973, meeting.

(a) Composition of the Vancouver Rental Accommodation Grievance Board

- (i) One or more members from a list of nominees submitted by the Vancouver Tenants Council.

Clause 6 Cont'd

- (ii) An equal number from a list supplied by Landlord representatives.
- (iii) A full-time chairman from a list submitted jointly by the V.T.C. and landlord representatives.

(b) Staff for the Board and Day to Day Operations

In favour of increased clerical staff to maintain relevant statistics and to answer public inquiries and establishment of field inspectors to investigate complaints and empowered to, where necessary, order immediate corrective action, subject to subsequent appeal to the Board.

(c) Just Cause for Eviction

Landlords be required by regulation to give reasons for eviction of tenants and the Landlord be required to prove to the Vancouver Rental Accommodation Grievance Board that one of the following conditions were present before an eviction could proceed:

- (i) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.
- (ii) The tenant is sixty days in arrears in rent.
- (iii) The tenant is a nuisance to his neighbours.
- (iv) The tenant is carrying on illegal activity.
- (v) The landlord requires the premises either for himself or his immediate family.

Mr. Yorke stressed that security of tenure is of great importance to tenants and this is the reason for the suggested regulations, re; Notice to Vacate. He stated that the Vancouver Tenants Council agrees that in the case of flagrant anti-social behavior, immediate eviction could be justified. Mr. Yorke also made reference to the Surrey Rental Accommodation Grievance Board By-law, wherein it is required that a landlord give notice of reason for eviction to the Board. He also claimed that the Greater Vancouver Apartment Owners Association had made no objection when this was discussed at a public meeting in Surrey.

(d) Collective Bargaining Rights and Justification for Rent Increases

In favour of collective bargaining between tenants and landlords in apartment blocks of 6 or more suites. If the parties to such negotiations fail to reach agreement, either party may call upon the Vancouver Rental Accommodation Grievance Board to mediate the dispute. Mr. Yorke also suggested that rents and anniversary dates of rent increases should be available to the public for all apartments in the City of Vancouver.

(e) Security Deposits

Security deposits on rental accommodation be immediately discontinued. Disputes with respect to security deposits currently make up approximately 40% of the cases dealt with by the Vancouver Rental Accommodation Grievance Board as well as taking up a lot of the time of the Small Claims Court.

7. Rebuttal by Greater Vancouver Apartment Owners Association

This Association requested and received authority from the Chairman to speak in rebuttal of the presentation of the Vancouver

Clause 7 Cont'd

Tenants Council. Mr. Innes, President of the Association, stated that comments by Mr. Yorke that his Association had not opposed the proposals that reasons be given for Notice to Quit when this matter was being discussed at a public hearing in Surrey prior to passing of the relevant by-law was incorrect. He undertook to forward to the Committee a copy of his Association's submission to the Surrey Municipality. At the Chairman's request, Mr. Innes agreed that his Association would undertake a study in the Surrey area to determine whether or not the requirement that reasons for eviction be given as proven detrimental to the members of his Association.

Mr. R. Gibson, an independent apartment owner, spoke against the proposals that reasons for eviction be given tenants and defended his right as an apartment owner to evict any tenant who is causing or creating a disturbance and affecting the comfort of the other tenants. Mr. Gibson supported the view of the Real Estate Board of Vancouver, that present Federal, Provincial and Municipal regulations are contributing to the slow down in development of new rental accommodation in the Vancouver area. Mr. Gibson stated he too is opposed to collective bargaining for tenants and elimination of security deposits.

The meeting adjourned at 9:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 670

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

June 14, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, June 14, 1973, at 9:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of May 10, 1973, were adopted.

RECOMMENDATIONS

1. Granville Street Mall

With leave of the Committee, the Chairman raised the matter of establishing Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and related matters.

The Committee

RECOMMENDS that Council confirm the establishment of Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and related matters.

2. Downtown Development

Submitted to this meeting, by the Deputy Director of Planning and Civic Development for information and action, was a report 'Vancouver Downtown Development' dated June 13, 1973.

The report suggested the expenditure of certain funds on the development of an office and staff for the preparation of a program on 'Vancouver Downtown Development'.

The Committee reviewed the report as submitted and

RECOMMENDS adoption of the timetable as set out in this report and the Director of Planning to proceed on the initial steps with staff presently available, and the Board of Administration be requested to report back on the staff and budgetary implications of the report's recommendations to this Committee as soon as possible.

3. Options for Vancouver's Future: Six Steps
for Decisions about City Development Outside
the Downtown

At a previous meeting of the Committee, the Deputy Director of Planning submitted a draft report entitled 'Options for Vancouver's Future: Six Steps for Decisions about City Development Outside the Downtown'. The Deputy Director of Planning submitted Draft #2 for the Committee's consideration and the Committee members discussed it in detail with the members of the Planning Department present.

It was noted that at the Community Development meeting to be held this same afternoon, a report would be considered from the Planning Department on Local Area Planning and the Chairman noted that the general goals of both reports would apply to both neighbourhoods and the City at large.

cont'd....

Standing Committee on Civic Development
June 14, 1973 2

Clause No. 3 continued

The Chairman also wondered if the introduction of this report might not have a beneficial catalytic effect on the development of neighbourhood groups.

After further discussions, the Committee

RECOMMENDS that the Draft be received and the Chairman meet with staff and report back to this Committee in two weeks time on the distribution of the final report.

The meeting adjourned at approximately 10:45 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 670

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, June 14, 1973 at approximately 12:00 noon.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt

ALSO PRESENT: Alderman Massey
Alderman Rankin
Alderman Linnell

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Volrich

CLERK TO
THE COMMITTEE: M. James

INFORMATION

1. Review of City Departments

FIRE DEPARTMENT

The Chairman of the Finance and Administration Committee had proposed to Council noon hour meetings on Thursdays to review the activities of various departments in the City. This first meeting was devoted to the Fire Department.

Present at the meeting were the Fire Chief, Deputy Fire Chief and Chief Fire Warden. They presented to the Committee an organizational chart showing an authorized complement of 768 uniformed and civilian staff, a review of departmental operations, a summary of firehall conditions and requirements, a copy of Council's authorization on apparatus replacement, an outline of fire prevention activities, along with a detail of conditions in the district served by No. 5 Firehall (area bounded by Argyle, 41st Avenue, Killarney, 45th Avenue, Boundary and the Fraser River).

In going through these various documents, the Fire Chief and other staff present augmented the written information with oral explanation.

The Fire Chief gave a brief, general description of departmental operations and gave explanatory examples of certain of the operating policies of the Department, when these were questioned by members of the Committee.

The following notes were made during the general discussion of the meeting:

- The Department is extremely labour intensive and approximately 95% of the budget goes for salaries and employee benefits.
- There are approximately twelve major fires each year in the City.
- The number of calls per hall, per annum is rising.
- The expansion and growth in the City has demanded altering fire prevention and fighting policies on the part of the Department.
- The average time of response from Hall to fire is 3.5 minutes and this is considered reasonable given the combustibility of the residential construction in the City.

Cont'd.....

Fire Department (cont'd.)

- The Department enjoys a Class 2 rating which is the highest classification awarded by the Fire Underwriters.
- The Fire Underwriter classification governs the rate of fire insurance premium.
- The Fire Chief, in reply to a question, said he did not think the number of Halls in the City could be reduced.
- The Fire Chief spoke re sprinkling systems in highrises and suggested this would be economically feasible because other fire prevention construction items presently required would not be necessary.
- The Fire Chief suggested that he felt that the 15-year replacement of fire apparatus would work successfully in Vancouver.
- The equipment replacement program authorized by Council in 1970 has shown dividends in departmental efficiency but the Chief suggested there was still a long way to go.
- The Chief advised that, as a result of the increase in personnel in the fire prevention division, commercial and multiple residential buildings in the City were being inspected once every four months.
- The Chief suggested he would be bringing forward two items to Council requesting by-laws:
 - (a) prohibition of smoking in retail stores.
 - (b) the prohibition on the use of elevators in buildings during fire situations.

The meeting adjourned at approximately 1:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 671

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

June 14, 1973

A joint meeting of the Standing Committees of Council on Community and Civic Development was held in the #2 Committee Room, City Hall on Thursday, June 14, 1973 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Hardwick, Marzari,
Massey, Pendakur and Rankin

ALSO PRESENT: Deputy City Engineer, Mr. W. Curtis
D. Janczewski, Planning Department
A. Geach, Planning Department
J. Coates, Planning Department
Director of Social Planning
M. Clague, Social Planning Department
R. Young, Social Planning Department

CLERK: R. Thompson

INFORMATION

1. Local Area Planning

The Deputy Director of Planning submitted a report dated June 4, 1973 with proposals for a programme of local area planning. The report examined the matter in great detail. It does however, commence with a summary of all the principle points raised in the report and they are quoted below:

"SUMMARY

1. Local Area Planning works with all of the variables that affect the quality of individual neighbourhoods.
2. The Local Plan process allows integrated social and physical plans to be related to local goals and objectives.
3. A strong conceptual city-wide plan is necessary in order to relate local goals to overall policies.
4. Local Area Planning is desirable because:
 - (a) Planning becomes more effective
 - (b) The planning process is brought closer to residents
 - (c) A co-operative base for planning is developed.
5. Vancouver is divided into twenty-one local areas and a Central Business District that can be used as rough boundaries for establishing local planning.
6. For a programme of local area planning to be successful, it is desirable for City Council to commit itself to general principles:
 - (a) Allow all residents of a community to influence its development.
 - (b) A localized approach to planning which will result in a better plan for local areas and the city as a whole.

Clause No. 1 (cont'd)

- (c) The local area planners being included within the administrative structure of City Hall in order to utilize the resources they require and affect decision making.
 - (d) Local area planning being accepted as important as planning for the city as a whole.
 - (e) Leadership by City Council as essential for local area planning. The initiating role of staff must be supported.
- 7. A comprehensive planning process involving information collection, analysis, evaluation of alternatives, goal and objective development, plan production, and implementation will be undertaken within the local area.
 - 8. A local area plan will not be the end-product of the process, but serves as a guide for the area's future.
 - 9. A team approach, utilizing individuals from various civic departments, will be utilized to deal with the complex issues facing individual urban communities.
 - 10. In addition to the preparation of a comprehensive long range plan, the local area planning team should provide an information and problem solving function related to current planning and development issues.
 - 11. From analysis to date, the local areas of Cedar Cottage-Kensington, Fairview, Grandview-Woodland, Hastings-Sunrise, Kitsilano and Mount Pleasant appear to have the highest priority need for local area planning programmes.
 - 12. Additional programmes of local area planning within Vancouver will require the hiring of additional staff. The Department of Planning and Civic Development has sufficient staff to undertake one programme of Local Area Planning at the present time.
 - 13. Local Area Planning seeks to include citizens from the community within the planning process.
 - 14. Any type of programme of citizen involvement within local area planning will attempt to satisfy the goals of:
 - (a) maximizing co-operation
 - (b) maximizing citizen involvement
 - (c) operating effectively
 - 15. The recommended approach for citizen involvement envisages civic staff being responsible for the development of the planning process for the area.
 - 16. Although the initiative lies with civic staff to keep the programme operating, a working partnership with citizens is mandatory rather than a control function.
 - 17. The emphasis is on involving as many individuals from the community as possible in the programme.
 - 18. The proposals of this report are general and intended to serve as guides for all involved parties. Actual programmes of local area planning must be refined in conjunction with residents to reflect the nature of the community.

Clause No. 1 (cont'd)

19. Commitment of everyone involved in local area planning from individuals in the community to members of City Council must occur for the programme to be successful. More than any report or recommendations, this commitment is a necessity.
20. The primary responsibility for local area planning should rest with the Department of Planning and Civic Development."

The writer of the report brought to the attention of the Committee certain issues which arise from its consideration, they being:

"ISSUES

Contained within the report are issues that arise whenever local area planning is discussed.

1. The cost of local area planning is relatively high. For example, the West End programme costs approximately \$60,000.
2. Which of the priority areas (Cedar Cottage-Kensington, Fairview, Grandview-Woodland, Hastings-Sunrise, Kitsilano, Mount Pleasant) should be the initial areas for local area planning.
3. Additional staff must be hired to begin local area planning in other communities beside the West End.
4. Should this report be adopted as a general guideline for local area planning or delay local area planning further by conducting additional discussions.
5. Should the power to control planning be administered by City Council or individual communities.
6. Should the local area planning team be a resource to community groups who will develop their own plans or, should the local area planning team, as the initiator and being responsible for the local planning process, be responsible to City Council.
7. The determination of the individuals that the planners will work with in the community is difficult."

The following are the recommendations of the Deputy Director of Planning:

"RECOMMENDATIONS

1. The Department of Planning and Civic Development's report on Local Area Planning be adopted as a general philosophy and working procedure for local area planning.
2. That these general guidelines be refined to coincide with the character of the neighbourhoods that the local area planning process is instituted in.
3. The Director of Planning and Civic Development complete the analysis of priority areas for Local Area Planning and report in the near future concerning the number and location of such areas in Vancouver.
4. Because there is only one available local planner the Director of Planning and Civic Development report on the number of additional local area planners that will be required for the priority areas."

cont'd

Clause No. 1 (cont'd)

The contents of the report were reviewed and explained by Mr. Janczewski and Mr. Coates, who replied to a series of questions from the members of the joint Committee. In the course of the discussion of the report, a number of pertinent observations were made by members of the Committee, the essence of which is noted here for the guidance of the officials:

- (a) that the report seems to propose a formalized structure in about 20 neighbourhoods, whereas it may well be that only a few neighbourhoods may desire this sort of planning;
- (b) that unless one finds some mechanism for tying together neighbourhood groups, the scheme will not work;
- (c) that the cost of implementing the proposal throughout the city would be astronomical;
- (d) that the assumption of local control in planning and certain other matters may not be at all workable;
- (e) that to make local area planning a tie-in with an elected representative is needed;
- (f) that we should consider the development of a 'task force' which could be brought into an area where problems arise or need solving;
- (g) that the degree of control to be allocated to local areas is a question which must be given serious consideration;
- (h) that the proposal would lead to a fourth level of government rather than a citizen's level of government;
- (i) that it is questionable whether there are truly representative groups in areas;
- (j) that the process described in the report appears to be much more formal than was hoped for;
- (k) that an alternate approach would be to say to neighbourhoods that the City will assist them in their problems if they will outline them;
- (l) that we should consider establishing a local area planner who could then speak to the City Hall staff about local area problems in the roll as an advocate for the local area;
- (m) that the City could consider giving financial aid to groups who are doing useful local work in this field;
- (n) that further thought should be given to the areas, the numbers of them, and their boundaries to find areas which do have a local meaning;
- (o) that it is possible there may be twice as many or more areas than suggested in the report which could be identified locally;

cont'd

Clause No. 1 (cont'd)

In endeavouring to arrive at a consensus, several views were expressed leading towards the setting up of one local planning area experimentally for a few months. The staff representatives felt that it would be better to establish guidelines more in line with the views of the Committee members before, rather than after, a local area planning experimental period.

RESOLVED that the report of the Deputy Director of Planning dated June 4, 1973 be received and the officials concerned be directed to report again at their earliest convenience with a fresh proposal, having in mind the discussions which took place at this meeting and to bring a recommendation as to a specific area for an initial area for local planning.

The meeting adjourned at approximately 5:40

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FC-CC

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

June 14, 1973

A meeting of the Standing Committee of Council on Community Development was held in the Strathcona Elementary School, 500 East Pender Street, on Thursday, June 14, 1973 at approximately 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
 Alderman Harcourt
 Alderman Marzari
 Alderman Rankin

CLERK: R. Thompson

INFORMATION

1. Sites C & D, Strathcona

The sites in question are the major portion of the block lying between Pender Street and Keefer Street and Jackson Avenue and the two lots immediately east of Gore Avenue. In January of this year, Council, on recommendation of this Committee, decided to abandon its intention to build a fire hall on this property.

On January 18, 1973, this Committee approved some recommendations regarding the ultimate disposition of Sites C & D which had the effect of asking the Strathcona Rehabilitation Committee to receive, examine and evaluate current development proposals and potential uses for Sites C & D for report to Council.

The Committee felt it could not accept this responsibility and was aware that a number of proposals are being prepared by Community groups for the use of the land. At this point, the Committee determined that there should be a public meeting to receive the views of all concerned groups and citizens.

At tonight's meeting, representations were made by several groups and are noted herein:

- (a) Strathcona Property Owners and Tenants Association (SPOTA) submitted a brief dated June 14, 1973, in which it proposed a comprehensive development programme for the property and supported its proposal with a report prepared by Britannia Design of 1191 Commercial Drive. The document set out a suggested sequence of events that would lead to a complete project on lots C & D. (A copy of the detailed proposal by Britannia Design is on file in the City Clerk's office.)
- (b) The Shon Yee Benevolent Association of Canada, which declares itself to be a non-profit Chinese Benevolent Organization with a long history in the City of Vancouver, submitted a written proposal for the development of the property in such a way that it will:

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Clause No. 1 (cont'd)

- "1. Reinforce the residential fabric of the community.
 2. Add impetus to the revitalization of the community resulting from Government rehabilitation.
 3. Diversify and thus strengthen - by making housing opportunities available to low-moderate and high income families - the socio-economic structure of the community.
 4. Provide a much needed and long sought after personal care home in an area of high concentrations of senior citizens - many who are socially and psychologically dependent on the amenities offered by Chinatown.
 5. Provide a comprehensive development incorporating recreational and social facilities for residents."
- (c) The Chinatown Property Owners & Merchants Association, in a brief dated June 14, 1973, proposed that the site be reserved for Senior Citizens' apartment housing and a care home for both men and women. The Association stressed that the Villa Cathay care home, which has been established on Campbell Avenue for over 25 years, will be demolished within the next three years.
- (d) The Christ Church of China, 300 East Pender Street, submitted a brief dated June 14, 1973 respecting the use of Lot C, a part of the site in question. The Church is now located on Lot A at the northwest corner of the whole block and requires room for expansion. The Church proposed that Lot C be made available to it for the expanded activity which it hopes to provide. In addition, the Christ Church of China proposed that the Dunlevy Mall should be implemented and that Site D would be suitable for a Chinese Centre, parking, swimming pool, personal care facility, etc.
- (e) Mr. Howard Leong, on behalf of Villa Cathay, which is described as a non-profit organization operating a care home at 236 Campbell Avenue, informed the Committee that the building must be demolished within three years. He proposed that Sites C & D, or at least a portion of them, be used for a care home for elderly Chinese.

In addition to the formal briefs submitted, representations were made by a delegation from the McLean Park Tenants Association, who urged the Committee to consider the inclusion of a swimming pool in the development of the site on the grounds that such a facility is very badly needed in the area for the benefit of children, pensioners and many low-income families.

The Chairman concluded by advising the persons present that the whole matter would be considered in the very near future and recommendations will be sent to Council and that before sending forward its recommendations, the Committee would inform the interested groups.

The meeting adjourned at approximately 9:30 p.m.

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DISTRIBUTED MONDAY

REPORT TO COUNCIL

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STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 14, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 14, 1973 at approximately 1:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: M. J. Denofreo, Executive Assistant
to the Minister of Human Resources

CLERK: M. Kinsella

The minutes of the meeting of May 31, 1973 were adopted.

RECOMMENDATION

1. New North Service Area Office, Commercial and Grant Streets for Health, Welfare & Rehabilitation, Probation

Your Committee had for consideration the following reports with respect to management of the new North Service Area office, Grant and Commercial Streets:

- (i) Report from the Director of Social Planning -- New Approaches to Social Services Delivery: Proposed City Policy and Procedure for Health, Welfare and Probation. This report suggested operational changes in two areas: Intake and Management;

"A. Intake

In order to better serve the user of social services (consumer), his first contact should provide the opportunity for him to receive all the services required. To assess the value of services provided, recording procedures for all services must be integrated. In addition, each role within the service delivery system must explicitly defined if we are to determine what is being achieved in relation to the services required. Unless intake is integrated, we continue to have three separate and independent health, welfare and probation services.

B. Management

The concept of a Management Team of staff is good as one means of organizing the delivery of the three categories of services under consideration. However, to be successful beyond the stage of co-operation, a management philosophy and proven managerial skills are also necessary. With respect, it is suggested that City staff are not yet skilled enough in this area and require management training."

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Clause No. 1 (cont'd)

To achieve the above objectives, the Director of Social Planning proposed that there be a North District Social Services Manager as well as a Management Consultant being retained to assist the Manager develop a unified system of management, the Director of Social Planning being responsible for co-ordination of the services provided from the North Service Area office.

(ii) Report from the Medical Health Officer, Director of Welfare & Rehabilitation and Chief Probation Officer on Administration of Decentralized Services: Health, Welfare & Rehabilitation, Probation. This report stated in part that it is the objective of the operating departments that the staff from the North Service Area office function effectively and provide services which are

- (a) easily obtained
- (b) efficiently delivered
- (c) responsive to community needs.

The report suggested the following means by which these objectives could be achieved:

- "1. Representatives of each operating Department will form a Management Team which will meet monthly to plan:
 - (i) integration of programs (e.g. volunteer coordination serving all Departments);
 - (ii) use of facilities (e.g. scheduling of meeting rooms);
 - (iii) operation of support services (e.g. delivery service, switchboard);
 - (iv) communication with community organizations and citizen groups;
 - (v) orientation and in-service programs for all staff operating out of this Centre;
 - (vi) organization of local area staff teams;
 - (vii) organization of services in sub-offices and other satellite facilities.
2. An Executive and Chairman of the Management Team will meet weekly to carry out decisions made by the Team.
3. The staff member providing initial service will accept responsibility for securing all other required services and therefore no person should receive the runaround, or be dumped onto another Department, or be the object of an expensive multi-professional conference. The success of this approach will depend on each worker having a thorough working knowledge of the programs and personnel of other Departments. The importance of an in-service orientation is therefore stressed."

The Director of Social Planning, the Medical Health Officer, the Director of Welfare & Rehabilitation and the Chief Probation Officer discussed these two reports with your Committee. It was pointed out that the main areas of disagreement are:

- (a) proposed integration of intake services in the unit and
- (b) the method of management of the unit i.e. a Social Services Manager vs. Management by a Staff Committee.

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Clause No. 1 (cont'd)

The Medical Health Officer, the Director of Welfare & Rehabilitation and the Chief Probation Officer spoke in support of their report. Some of the points made were:

- (a) there has been on-going co-operation and co-ordination of services, particularly between Health and Welfare & Rehabilitation for a number of years e.g. seconding arrangements between the two departments with respect to provision of Public Health Nursing services, mental health services, volunteer co-ordinators, etc.;
- (b) the North Services area office is the culmination of almost four years' planning by the Health, Welfare & Rehabilitation, and Probation services on decentralization, co-ordination and integration of their services in five service areas of the City (approved by City Council, December, 1969);
- (c) the Management Team for the North Service Area has been in operation for about two months, has already met six times, and the necessary planning for occupancy of the building is well underway;
- (d) this Management Team has an Executive Committee of four members which meets regularly;
- (e) plans are well underway for in-service orientation of all staff to be located in the building;
- (f) the proposed intake service is irrelevant as most of the people coming into the office will be there for a specific purpose and a very small percentage would require specialized intake procedures. For example, those coming to see the Probation Officers would have arranged appointments either through the Probation Department or by order of a Judge, most of the people coming to the Health office would be for a specific service e.g. Baby clinic, Pre-natal class, and 70% - 80% of the clients coming to the Welfare & Rehabilitation Department would be there to apply for financial assistance only thus leaving only a small number of clients requiring additional services.

All three Department Heads consider that the proposed intake service would subject the majority of the people coming to the facility to unnecessary administrative procedure

The Director of Social Planning and two members of his staff explained the proposed intake procedure and their reasons for recommending same. They consider that unless the intake of clients coming to the North Service Area office is integrated, the clients will be denied the opportunity to receive all the services they may require. The Director of Social Planning indicated that he would be prepared to waive his recommendation with respect to integration of intake services. However, the Social Planning Department is strongly in favour of the appointment of a Social Services Manager for the North Service Area office. Mr. Egan pointed out that this proposal is in line with that of the Minister of Human Resources contained in the report "Towards a Family and Youth Service System". Alderman Marzari stated that she supports the Social Planning proposal, both with respect to integrating intake procedures and that there be a Social Service Manager for this unit.

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Clause No. 1 (cont'd)

Dr. Bonham, Mr. Boyd and Mr. Gillis stated that they were not entirely opposed to the concept of a Social Service Manager for the unit some time in the future. They requested the Committee recommend that the present Team Management Committee be allowed to continue as presently set up for a period of one year to allow time for evaluation of this Management concept.

Miss W. Thomas, a member of the North Service Area office Management Team, spoke in support of Management by the Team process. She stated that the Management Team, which has met six times up to now, has already established various committees to carry out a variety of functions dealing with allotment of office space, mechanics of moving, in-service orientation, etc. She feels that this method of management has resulted in closer work relationships between the various involved Departments and agencies. She also stated that if a Manager were appointed at this time, it could seriously damage the morale of the staff, and of the Management Team in particular.

Your Committee raised the question of whether a Management Team could effectively deal with day-to-day management and house-keeping matters and expressed the opinion that when the espritdecorps generated by the excitement of planning and moving into a new facility has given way to more routine day-to-day work situations, there may be a definite need for a person to function as an administrator-facilitator.

Commissioner Ryan drew the Committee's attention to the Board's comments on the last page of the report of the Director of Social Planning:

"YOUR BOARD

Does not support the foregoing recommendations at this time, for the following reasons:

1. The Minister of Human Resources has recently announced his intention to integrate a Family and Youth Service System which will include City services as well as those delivered by private agencies. The North District Office has been suggested to the Minister as an appropriate place to initiate his plan. The proposed restructuring would be premature and inconsistent with the Minister's proposal in that it includes the Health Department and excludes the private agencies;
2. A management consultant would offer no expertise that does not already exist within the various City departments;
3. Health, Welfare and Probation services would have to be fully integrated before the management technique being proposed would work satisfactorily. In the absence of such integration, the Management Team concept presently being developed should provide a suitable alternative."

The Board made the following recommendation with respect to this matter:

"THAT the development of the management concept at the North District Office should continue to be the responsibility of the individual department heads for the time being, and that the management team of designated district office senior employees should be enlarged by the addition of the Administrative Analyst and the Director of Social Planning, and that your Board be responsible for the evaluation of the development of the service delivery, for further report to Council."

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Clause No. 1 (cont'd)

Your Committee

RECOMMENDS that Council approve the above recommendation of the Board of Administration with the following additional recommendations:

- A. There be a comprehensive report back from the Board of Administration to the Standing Committee on Social Services on the Management of the North Service Area office, after this facility has been in operation for six months, at which time the Standing Committee on Social Services would review the matter of appointment of a Manager for the North Service Area office.
- B. There be an interim report to the Standing Committee on Social Services within one month from the Management Team of the North Service Area office on the progress to date.

INFORMATION

2. Possible Development of the Ground Floors and Basements of the Central & Oliver Rooms, for a City-owned Public Bathing Facility, Community Recreation Centre and Public Restaurant to Service the Needs of the Downtown East Side Community

At its meeting of June 12, 1973, the Standing Committee on Housing recommended that Council approve a 60 - 90 day loan to the United Housing Foundation on or before June 22, 1973 to enable them to close the purchase of the Central & Oliver Rooms, 42 - 48½ East Cordova Street. The United Housing Foundation propose to renovate and manage these rooms for rent to people on welfare or low income. In addition to providing 140 sleeping rooms, these hotels also have an additional 5,000 sq.ft. of potential commercial space.

Your Committee reviewed the proposed use of this commercial space for a City-owned public bathing facility, community recreation centre and public restaurant. Present for the discussion were representatives of the United Housing Foundation, the Medical Health Officer, the Director of Social Planning and Miss L. Phipps and Mr. J. Yardley, who have been retained by the Social Planning Department to do a feasibility study with the following terms of reference:

1. **Examine the feasibility of setting up, under one roof in the Skid Road area:**
 - a) A public bathing facility
 - b) A community recreation centre
 - c) A low-cost, meal catering service

all to serve the needs of mainly, but not exclusively, local residents.
2. **Substantiate the need for the above three combined services, based on evidence received from Skid Road residents and the staffs of public and private agencies working the area.**
3. **Make recommendations concerning:**
 - a) Possible location(s), including the acquisition of property and the financing arrangements
 - b) Capital equipment needs

cont'd

Clause No. 2 (cont'd)

- c) Management arrangements, including likely staffing requirements and operating costs
- d) Internal layout, including renovations or leasehold improvements."

In response to questions from your Committee, Mr. Yardley indicated that he had examined the commercial space of the Central & Oliver Rooms and considered it could be appropriate for the proposed facilities. However, the study referred to above will not be completed until July 9, 1973 and neither he nor Miss Phipps will be in a position to make definite statements on the suitability of locating the three proposed facilities in the one building, nor on the amount of space required for these facilities until after completion of the study.

Following further discussion, your Committee

RESOLVED to defer further consideration of the possible development of the ground floors and basements of the Central & Oliver Rooms for a City-owned Public Bathing facility, community recreation centre and public restaurant to serve the needs of the Downtown East Side community until after completion of the study on July 9, when this matter will be placed on the agenda of the first meeting of the Committee following that date.

3. Enforcement of Liquor Control Act Regulations in Gastown-Skid Road Area Beer Parlours

Your Committee considered the communication from Mr. W. A. Bruce, Chairman, Liquor Control Board:

"I have for acknowledgment your letter of June 4th, which comes as rather a surprise to this office.

Only last week my Executive Assistant, Mr. V. C. Woodland, interviewed senior police personnel regarding conditions in the Vancouver area. He was informed that generally premises were being operated in a satisfactory manner, and the co-operation between the two departments has been very close.

I might state that the enforcement of the Government Liquor Act is entrusted to the various police departments in the province, and our Inspectors do their utmost to assist.

In regard to the closing down of licensed premises; this is only done after due investigation and police action, and upon reports of our Inspectors. However, the suspension of a licence rests solely with the Board itself, and action is taken by the Board on all infractions of the Act that are duly substantiated.

The resolution of the Vancouver City Council will be looked into by this department."

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Standing Committee of Council on Social Services 7
June 14, 1973

Clause No. 3 (cont'd)

This was in response to the following resolution of Vancouver City Council dated May 29, 1973:

**"WHEREAS there is an obvious increase in preventable crimes in the Gastown-Skid Road area, and
WHEREAS this increase in crime can, in part, be attributed to the large number and poor operation of the beer parlours in the area,
THEREFORE BE IT RESOLVED that the Liquor Control Board be requested to assign a sufficient number of additional inspectors to adequately police the 29 beer parlours in the area bounded by Princess on the East, Cambie on the West, Georgia on the South, and the Waterfront on the North;
FURTHER RESOLVED that the Liquor Control Board instruct its inspectors to use their regulatory powers under the Liquor Control Act to close down those premises which violate said Act by serving beer to intoxicated persons and/or by placing more than the approved number of glasses of beer in front of a patron at any one time."**

Your Committee

RESOLVED to receive the letter from Mr. Bruce and that this matter be placed on the Agenda for the June 21st meeting of the Committee for further discussion and that the appropriate Police officials, representatives of the Downtown East Side and Mr. V.C. Woodland, Executive Assistant to the Chairman, Liquor Control Board, be invited to the meeting to discuss this matter.

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 673